



2208 Cove Ct, Longwood FL 32779

5 BEDROOMS / **5** BATHROOMS / **3,404** SF LIVING /

3 CAR-GARAGE / **0.44** ACRES LOT

www.2208Cove.com

NEW CONSTRUCTION by Dakota Homes – This Lake Brantley fenced canal-front home is equipped with an abundance of attractive additional features sure to please the most particular connoisseur! Greeted by a light, bright, open, and airy entrance that offers views straight through to the spacious professionally designed yard and outdoor entertaining areas are what you will experience upon walking through the door at 2208 Cove Court. Welcome Home! The best in high-end finishes and attention to detail is in a class of it's own in this must-see 2-story, 5 bed, 5 bath custom home featuring over 3,000 sq. ft. of living space and a list of exquisite features; notably double master suites (1 up & 1 down), soaring ceilings throughout, a wine cellar, multiple storage rooms, custom maple kitchen cabinetry w/oversized uppers, exotic granite countertops, GE Café energy-efficient appliances, double wall ovens, six-burner gas range top, designer porcelain tile in wet areas, and 7 1/2" wide wood everywhere else, tankless gas water heater, double pane insulated windows, sealed pavers at driveway and patios, comprehensive security system with digital controls and Ring Video Doorbell.

Offered at

\$1,149,000

Subdivision	Lake Brantley Isles
HOA	NONE!
Land	0.44 Acre Lot Canal Front on Lake Brantley (115x135 lot size) Space for Dock, Pool, Garden & Playground
Spectacular Open Floor Plan	Kitchen, Dining and Great Room all open Two Master Suites (1 up & 1 down) Second Floor Loft Area Large Sun Deck Large Covered Back Patio Wine Cellar Large Backyard, plenty space for pool and private dock
Main Living Room & Dinning	Vaulted Ceilings 11'- 4' ceilings Wine Cellar Indoor-outdoor Access, Sliding Doors Premium 7-1/2" wide brushed European Oak engineered wood flooring Designer electrical fixtures - Dining Room Living Room – fan

Gourmet Kitchen

Energy efficient GE Café appliances

**27.8 cu. Ft Double door Refrigerator with
Keurig K-cup brewing system**

Built-in Double Oven

6 Burner Gas Range

Dishwasher with hidden controls

36” Commercial Range Hood

Custom Designed Metal Hood cover

**Custom solid hardwood maple cabinets
with 66” upper cabinets**

**Exotic granite Countertop with under
mount sink**

**Under-cabinet remote controlled and
programmable lighting**

Designer faucet

Designer electrical fixtures

Solid wood Pantry shelving

Large capacity water treatment

Water softener system

Vaulted 11 ft 4’ ceilings

Oversized Island w sitting spaces

Premium 7-1/2” wide brushed European Oak engineered wood flooring

Expansive Master Suite (1 floor)

Garden & Canal Views

Oversized 2 separate walk-in closets

Intimate sitting area

Barnwood Door

1x8 Wood Base

Full floor to ceiling mirrors

Indoor-outdoor access, sliding doors

Master Bathroom (1 floor)

Custom solid hardwood maple cabinets in bathroom

Exotic granite Countertop with under mount sink

Designer faucets

Free Standing Tub

8’-0” high Glass frameless Shower enclosures

Dual Vanities

Designer light fixtures

Instant Hot Water (Re-circulating pump)

Patio (1 floor)

Oversized Covered Patio

Pre-plumbing electrical and gas for summer kitchen in rear patio

Oversized Backyard with space for pool
Canal-Front with Space for Private Dock

3 Car Garage

Epoxy Flooring (2019)

Laundry Room

Custom solid hardwood maple cabinets

Exotic granite Countertop with under mount sink

Optional Gas Hook Up for dryer

Tile Floors

Interior General Items

Energy efficient double pane insulated low E vinyl windows

Designer porcelain tile in all bathrooms and laundry room

Premium 7-1/2" wide brushed European Oak engineered wood flooring throughout

Custom built solid hardwood maple cabinetry throughout

Exotic granite Countertop with under mount sink

Designer plumbing fixtures throughout

Designer bathroom accessories

8'-0" high Glass frameless Shower enclosures

Full floor to ceiling mirrors (both master suites)

Designer electrical fixtures throughout including ceiling fans in all bedrooms, great room and patio

Energy efficient natural gas tank-less water heater

2 highly efficient fifteen SEER rated Heat Pump and HVAC system with programable thermostats

Comprehensive security system with digital controls and Video Ring Doorbell

Custom iron works throughout

Large capacity water treatment & water softener

Pre-plumbing, electrical and gas for future summer kitchen in rear patio

11'-4" first floor ceiling height

10 Foot Second Floor ceiling height

All Bedrooms with walk-in closets

Energy efficient foam insulation at block walls

Energy efficient spray foam insulation at roof deck, seal-offs, gables, garage/living wall and second story exterior walls

7" cove Crown Molding

1x4 Wood Casing throughout

1x8 Wood Base throughout

Jeld-Wen 8'-0" solid core Interior Doors

Exterior General Items

Tile Roof

Clopay Premium Garage doors

Pavers – driveway and back patio

Gutters and downspouts

Upgraded Seal-Krete waterproof primer on all exterior walls

Premium Flex Lox exterior paint by Sherwin Williams

Lake Pump Irrigation System with rain sensors

Professionally designed and installed landscaping

Lush St. Augustine lawn

Upgraded 1x6 T&G Pine Ceilings at front porch, patio and balcony

6' Vinyl Fence

New water well

New Septic system with Aerobic Treatment unit and 2-year service agreement

Pre-plumbing electrical and gas for summer kitchen in rear patio

Taxes (2019)

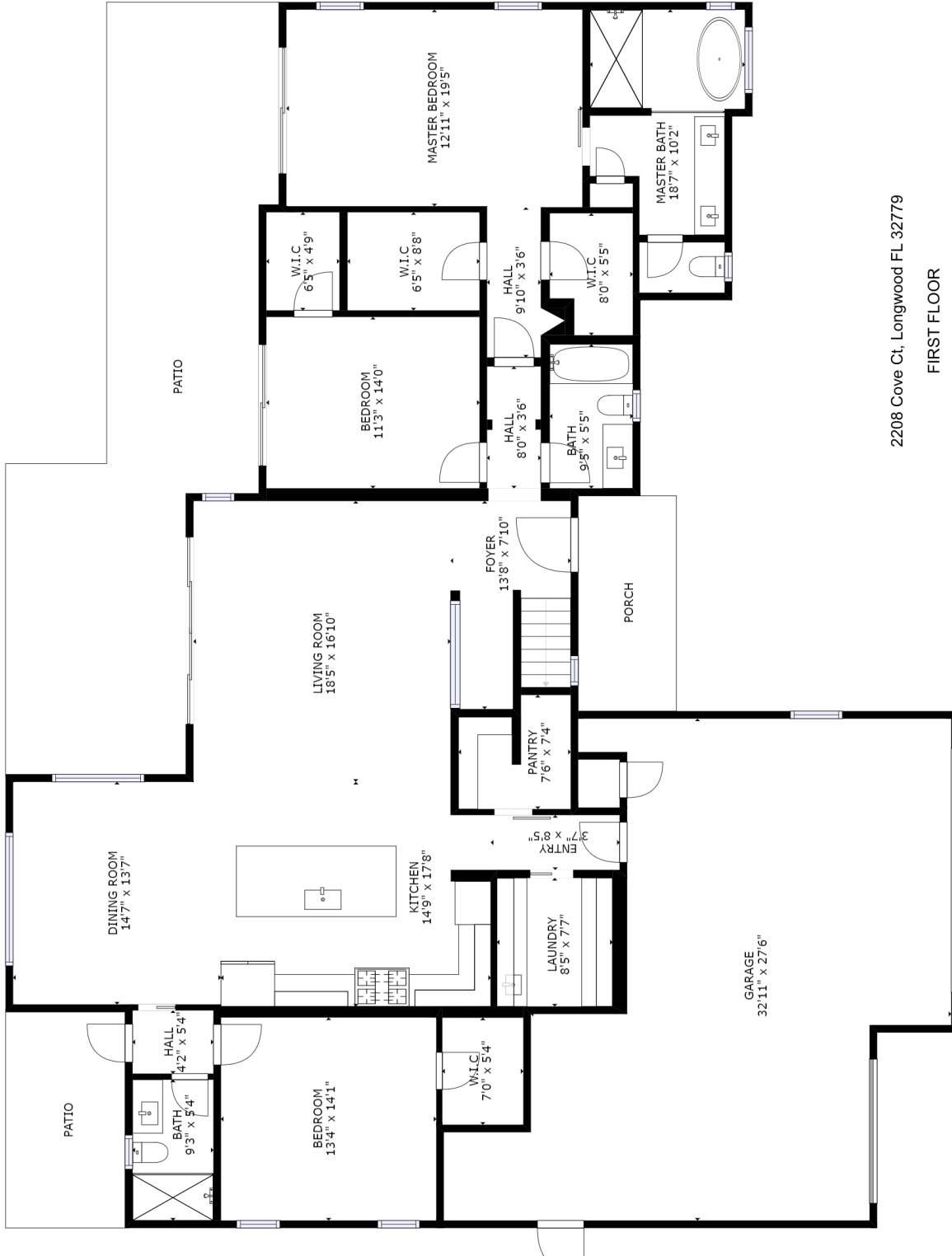
\$2,651

*Source – Sellers Disclosures

NATOLI & CARP TEAM CORCORAN

PREMIER REALTY

Floor Plan



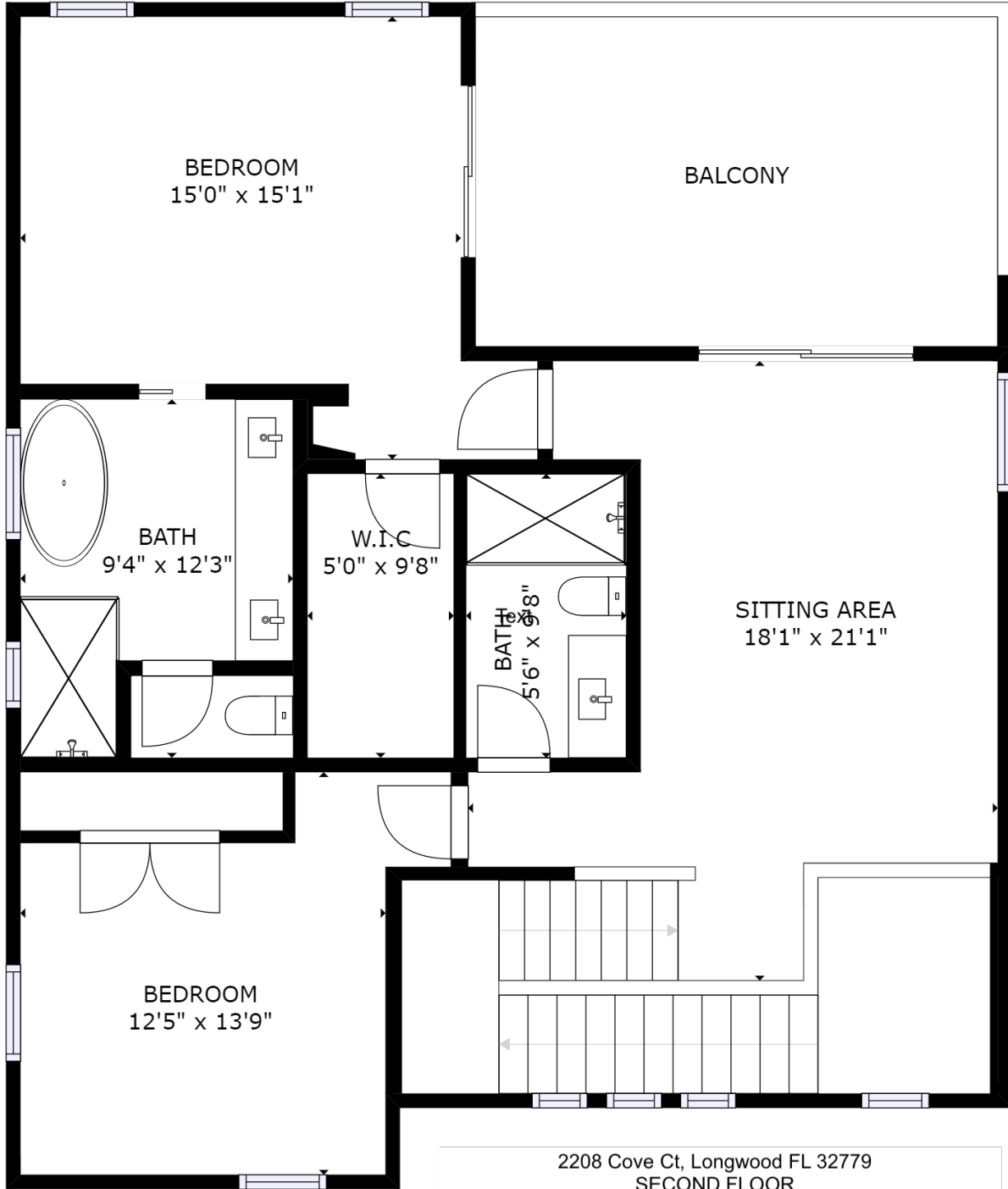
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FIRST FLOOR

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

NATOLI & CARP
TEAM
CORCORAN

PREMIER REALTY



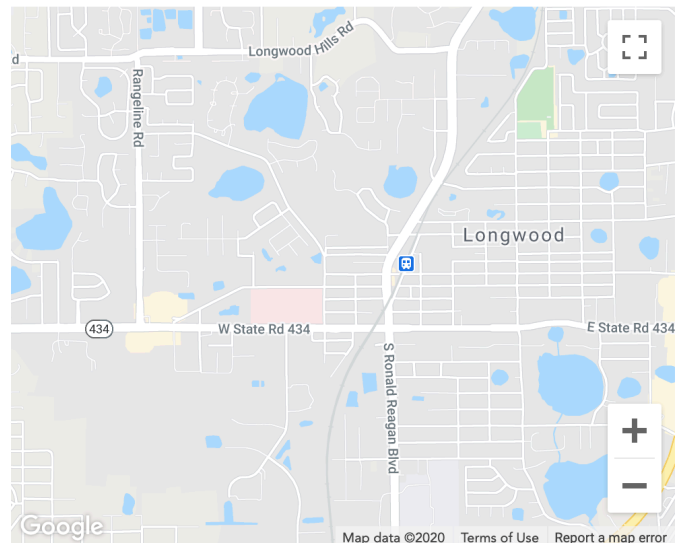
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SECOND FLOOR

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Get to know Longwood

Longwood is a northern suburb of Orlando just to the south of Lake Mary, and those driving through it on the main roads may never know they've been there. It's not that it's not particularly small; just that off of those main roads it is perfectly pleasant — occasionally idyllic — and isn't showy in any way. It's a leafy city, with sturdy homes on sizable lots, with plenty of lakes and marshy areas to keep the landscape green. The main streets are lined with a nice variety of businesses, many of them locally owned and operated, giving it a distinctly small-town feel. The neighborhoods are quiet, and there's lots of access to parks, trails, and lakes, but most people choose Longwood for its location. It's out of the bustle of Orlando (and on the other side of the city from the tourist traffic), but it's easy to hop on the interstate and other main roads to get to work or play. The schools are among the best in the area as well, making this one of the undiscovered gems of Central Florida.



Nearby Neighborhoods:

[Winter Springs](#), [Sanford](#), [Lake Mary](#)

History & Culture

Longwood was a town before it was an Orlando suburb, and the architecture and street



layouts reflect its midcentury origins. It is a liminal space, halfway between city and country, and the residents revel in the greenness of their city. They kayak and paddleboard, they hike under giant cypress trees, they run and bike over the trails that crisscross the area. In general,

locals see Longwood as a place of retreat, a quiet home they can return to after a day of work in Orlando or Lake Mary. It's a family-friendly and family-focused town, a great place to live life at a (slightly) slower pace.

Dine & Shop



Part of the small-town charm of Longwood is in the mom-and-pop restaurant scene, often strip-mall locations with amazing menus from one of the immigrant communities that call Central Florida home. A few upscale chains host the happy-hour set close to the



interstate, and while there’s great food up and down the main thoroughfares, there’s no place that’s going to look at you sideways if you show for dinner in a sundress. The best Longwood shopping is likewise local, with specialty home design and outdoor shops worth the drive for people from the big city to the south. There are also several well-designed shopping centers that host lovely boutiques, though the nearest shopping mall is a few miles south in Altamonte, which also houses most of the areas big-box stores. Designer fashions, alas, are mostly to the south of Orlando — but please note our previous comment about sundresses.

Utilities/Services:

Electric: Duke Energy

Water: Utilities Inc.

Sewer: Utilities Inc.

Cable: Bright House Networks

Phone: Century Link

Schools:

<p><u>Smith Prep (Private School)</u> 151 W. Church Street 0.06 miles 2019: 5/10</p>	<p><u>Teague (Middle School)</u> 1350 McNeil Rd #5499, Altamonte Springs, FL 32714 4.3 miles 2019: 6/10</p>
<p><u>Lake Brantley (High School)</u> 991 Sand Lake Rd, Altamonte Springs, FL 32714 2.4 miles 2019: 6/10</p>	<p><u>Longwood (Elementary School)</u> 840 Orange Ave, Longwood, FL 32750 8.9 miles 2019: 5/10</p>



FOR A PRIVATE TOUR – OR ADDITIONAL INFORMATION

www.2208Cove.com

SOCIAL MEDIA:



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Co-Founders

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