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# ISLEWORTH GOLF VILLA

6120 PAYNE STEWART DR, WINDERMERE, FL 34786





01

## Golf Villa

Situated on a private 0.34-acre lot within walking distance to the club, this Villa offers 5 Bedrooms, 4.5 Baths, 2-car garage, golf cart garage, and 3,636 sq ft of living space.



02

## Isleworth Community

Spanning 600 acres among Central Florida's Butler Chain of Lakes, Isleworth is recognized as one of the most prestigious private golf club communities in the world.



03

## Unmatched Club

At the center of the Isleworth community is the 89,000-square-foot Clubhouse with a fitness center, spa, a variety of restaurants, and meeting and event spaces.



# WELCOME TO 6120 PAYNE STEWART DR WINDERMERE, FL

One of the premier Golf Villas in Isleworth, Windermere, Florida's distinguished golf and lakefront community. This stunning villa is a true golfer's dream for the avid golfer and discerning buyer seeking a unique and limited-edition home. Ideally located adjacent to the main clubhouse, the single-level beautifully renovated golf villa is situated on a private 0.34-acre lot, features 5 Bedrooms, 4.5 Bathrooms, 2-car garage, golf cart garage, and 3,636 sq ft of living space.

[LEARN MORE](#)





# 6120 Payne Stewart Dr, Windermere, FL

- **5 Bedrooms**
- **4.5 Bathrooms**
- **2.5 Car garage (golf-cart garage)**
- **3,636 Sq Ft under air**
- **0.34 Acre Lot within walking distance to the Isleworth Golf & Country Club**
- **Built in 1987. Fully renovated in 2012-2014**
- **4 bedrooms featuring en-suite bathrooms**
- **Optional membership to Isleworth Golf & Country Club**

## Main Features

- Grande open family and living room space with volume ceilings
- Hardwood flooring in the main living space and kitchen
- Chef-inspired eat-in-kitchen with spacious walk-in pantry, custom wood cabinets, a built-in table to the island with seating space, granite countertops, GE café stainless steel energy-efficient microwave oven, GE dishwasher, Samsung hood with touch controls, GE built-in convection oven, and an additional super steam oven
- The 5th bedroom is ideal for a fitness room or study with independent heat & air
- Isleworth Golf and Club lifestyle that offers an Arnold Palmer championship golf course, state-of-the-art practice range and facilities, tennis courts, a large swimming pool overlooking Butler Chain of Lakes, a fitness center, upscale and casual dining, surrounded by lush landscaping, and year-round social events
- Easy access to major highways, shopping, dining, attractions, and Orlando International Airport.





**A gathering place for  
family and friends – a place  
where memories are made  
and seasoned with love.**

### **Gourmet Kitchen**

The chef-inspired eat-in-kitchen is fully equipped with a spacious walk-in pantry, custom wood cabinets, a built-in table to the island with seating space, granite countertops, GE café stainless steel energy-efficient microwave oven, GE dishwasher, Samsung hood with touch controls, GE built-in convection oven, and an additional super steam oven.



# Modern comfort for everyday living

## Grande open family & living room space

The clever split floor plan is perfect for multi-generational families with four bedrooms featuring en-suite bathrooms, grande open family and living room space with volume ceilings and hardwood flooring, and a renovated gourmet kitchen. Every space of this modern villa is inviting and blends seamlessly with lots of natural light and open space dominated.





# Primary Bedroom

The owner's retreat is complemented by a comforting sitting area overlooking the backyard foliage and a spacious bathroom with dual vanities, a glass walk-in shower, and a garden tub. Every space of this modern villa is inviting and blends seamlessly with lots of natural light and open space dominated.





# Ultimate expression of elegance







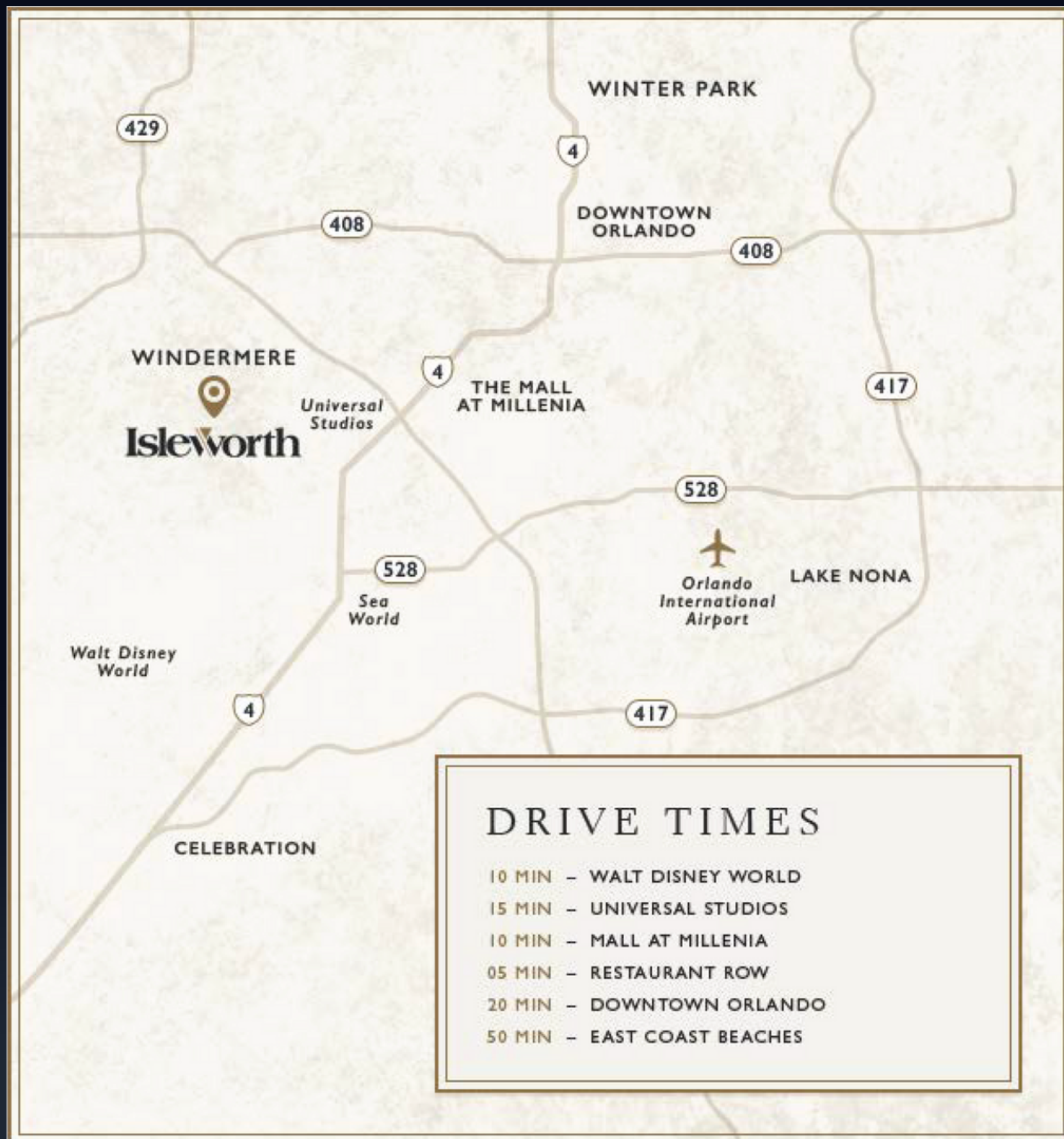
# Isleworth Community

## PRISTINE SETTING

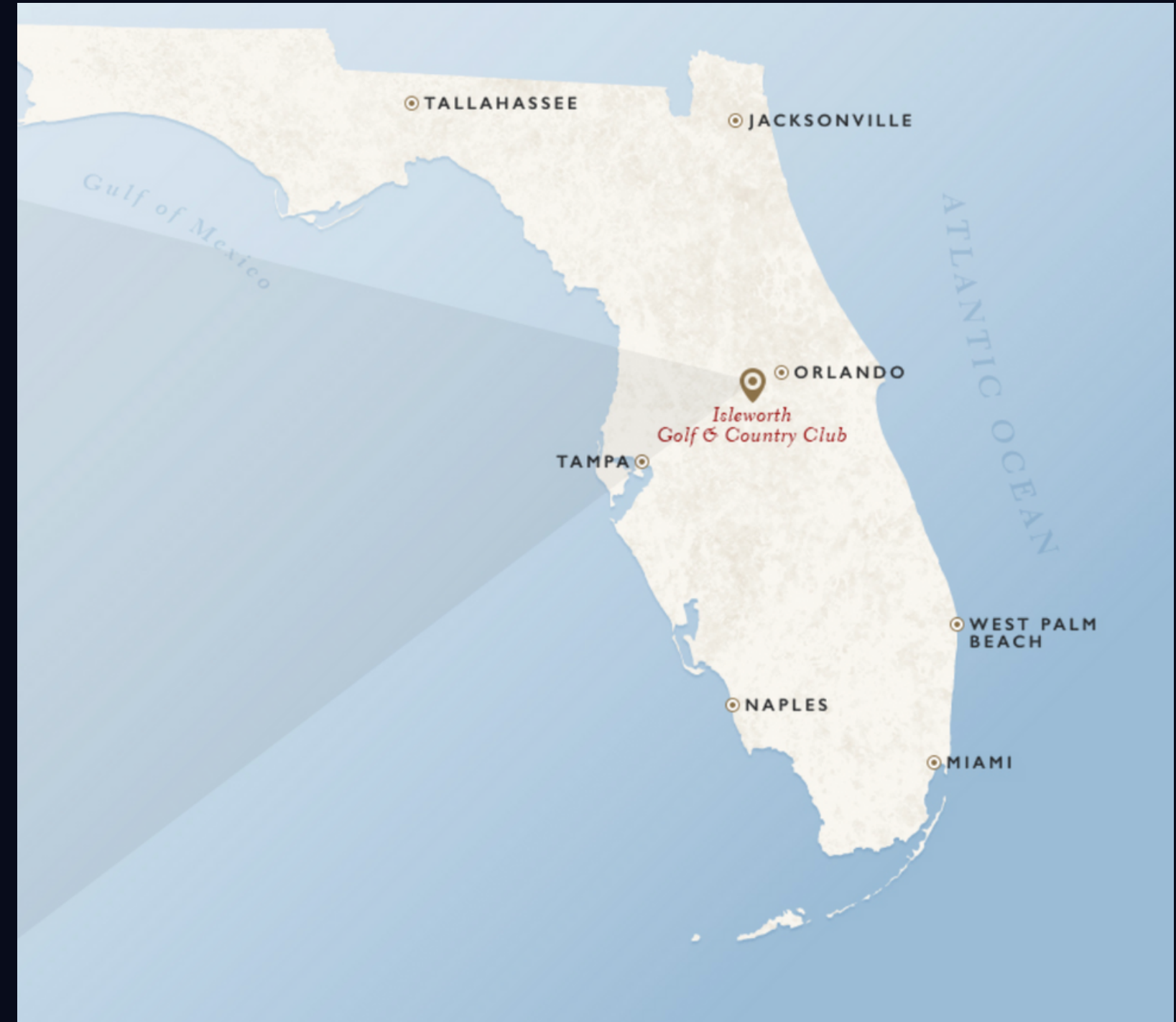
Spanning 600 acres among Central Florida's Butler Chain of Lakes, Isleworth is recognized as one of the most prestigious private golf club communities in the world, featuring championship golf and a collection of amenities paired with extraordinary estate homes.

Isleworth blends the finest sporting activities, amenities and exceptional service to create an unparalleled club experience. At the center of the community is the 89,000-square-foot Mediterranean-style Clubhouse with a fitness center and spa, a variety of restaurants, and meeting and event spaces. Recognized as one of the Top 100 Platinum Clubs of the World, Isleworth continues to set a standard in club excellence.





# At the Center of Everything







# Isleworth Golf & Country Club Membership

Membership at Isleworth Golf & Country Club is by invitation only and designed for families who enjoy the world-class amenities and privileges of country club living. Memberships include the spouse of the primary membership holder and all unmarried children up to the age of twenty-one (21) living at home or

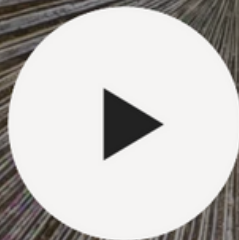
up to the age of twenty-five (25), if full-time students. Memberships grant access to specified Club amenities including the Clubhouse, signature 18-hole golf course and golf facilities, fitness center and spa, tennis club and courts, swimming pools, dining venues and all Club events and programs.

**\*\*Additional information available upon request.**



# 3D VIRTUAL WALK-THROUGH

6120 Payne Stewart Dr



Explore 3D Space

POWERED BY  
 **Matterport**

- **Tour the property from the comfort of your own home and in your own timing**

A virtual tour is an authentic and immersive digital twin of a physical location that can be streamed across the web and viewed on almost any computer or mobile device.

- **Measure rooms, windows, doors, walls, or furniture**

The new function allows you to accurately measure rooms, windows, doors, or furniture in the 3D digital space, as well as share those measurements with anyone.

[TOUR THE HOME](#)

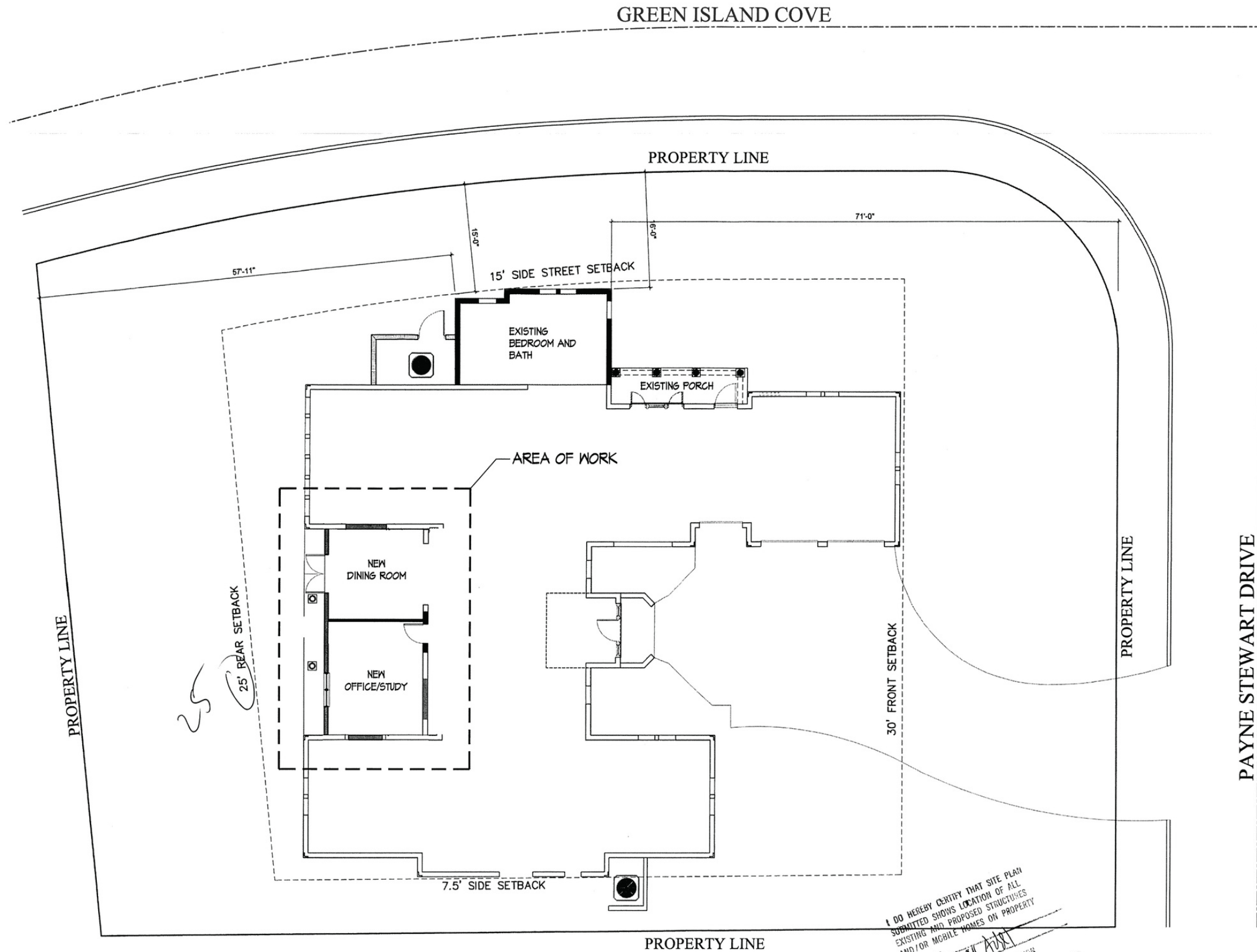




## Property Floor Plan

Sizes and Dimensions are approximate, actual may vary.





#### DESCRIPTION OF WORK

THE WORK DESCRIBED IN THESE DOCUMENTS INCLUDE THE FOLLOWING:

1. PARTIAL ENCLOSURE OF AN EXISTING PORCH TO CREATE A NEW DINING ROOM AND OFFICE/STUDY

#### FLOOR AREA

EXISTING MAIN HS A/C	=	3,141 S.F.
NEW A/C	=	351 S.F.
GRAND TOTAL NON A/C	=	3,492 S.F.

#### PERVIOUS VS. IMPERVIOUS

TOTAL LOT AREA:  
15,025 S.F. = .345 ACRE  
AMOUNT IMPERVIOUS =  
5,867 SF = 39% IMPERVIOUS

#### SETBACKS:

BUILDING:	
FRONT	30'
SECOND FRONT	15'
REAR	25'
SIDE YARD	7.5'

#### LEGAL DESCRIPTION

LOT 344, ISLEWORTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE(S) 118-130, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

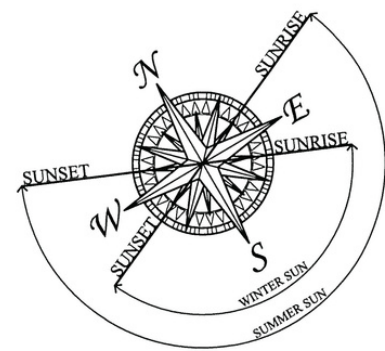
I DO HEREBY CERTIFY THAT SITE PLAN SUBMITTED SHOWS LOCATION OF ALL EXISTING AND PROPOSED STRUCTURES AND/OR MOBILE HOMES ON PROPERTY

APPLICANT: *[Signature]* DIVISION: *[Signature]*

DATE: *[Signature]* ORANGE COUNTY ZONING

APPROVED BY: *[Signature]*

In addition to public regulations which Orange County enforces, be advised that there may be other private restrictions or approval requirements that will affect your plans, so work this structure. Please review local deed restrictions and/or consult with your Homeowners Association or Architectural Review Board.





# ADDITIONAL INFORMATION



## SCHOOLS

Elementary School  
Windermere Elementary

Middle School  
Chain of Lakes

High School  
Olympia High



## HOA & TAXES

HOA  
\$2,589/quarter

2021 Property Tax  
\$15,432.76

Not Homesteaded in  
2021



## UTILITIES

Electric: Duke Energy  
Water: Orange County

Orange County  
Recycling & Trash  
(Thursday)

Yard Waste  
(Friday)



## CLUB MEMBERSHIP

Additional information  
regarding Home  
Owners Association  
Rules & Regulations  
and Isleworth Golf &  
Country Club  
Membership available  
upon request.



**6120 Payne Stewart Dr,  
Windermere, FL**



**Swimming Pool  
Pricing Details:**

**Atlas Pools of Central FL**  
**[www.atlaspoolsofcentralfl.com](http://www.atlaspoolsofcentralfl.com)**

- |  |   |  |
|--|---|--|
| <ul style="list-style-type: none"><li>• A custom small to medium pool with an extended concrete deck (from the pool to the home) and a single-story screen enclosure starts at \$75K+ *Depending upon actual pool size, decking materials chosen and sq ft of deck and screen enclosure coverage.</li></ul> <p>*Small pools range between 40 SF - 250 SF.</p> <p>*Medium pools range between 251 SF - 400 SF</p> | <ul style="list-style-type: none"><li>• A custom small to medium pool with a 4-person spa, and an extended concrete deck (from the pool to the home) and a single-story screen enclosure starts at \$95K+ *depending upon actual pool size, decking materials chosen and square footage of deck and screen enclosure coverage.</li></ul> <p>*Anything over 400 SF would be considered in our large category adding at least \$10K+ to the initial cost*</p> | <p>**Additional features available for an additional cost: A sun shelf or beach entry, water features (waterfall, bubblers, deck jets), LED lighting, Pool heating, any decking material upgrades (pavers, man-made or natural stone, wood, turf grass, etc....) and any outdoor entertaining options such as a Summer kitchen, Pergola or Fire pit.</p> |
|--|---|--|



# Meet Our Team



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Corcoran Premier Realty