



## 12193 Montalcino Cir, Windermere FL 34786

**5** BEDROOMS / **3.5** BATHROOMS / **4,050** SF LIVING /

**3** CAR-GARAGE / **0.25** ACRES LOT

[www.12193Montalcino.com](http://www.12193Montalcino.com)

Expect to be impressed by this affordable luxury home nestled behind one of Central Florida's premier gated lakefront communities - Casa del Lago. Over 4,000 sq. ft. of light, bright, and open spaces dominate this transitional-style 2-story, 5 bedrooms, 3 full & 1 half bath, 3-car garage, multiple flex space dwelling. The open-concept indoor/outdoor living space is a showstopper with its wall of glass sliders revealing the seamless transition from inside to the professionally designed, tranquil, abundantly covered outdoor retreat. A detached cabana-inspired covered and highly appointed summer kitchen, large resort-style pool w/spa makes entertaining here a desire and a breeze. The clever split floor plan is perfect for multi-generational families. A separate wing with en suite bedroom, extra storage space, and private access through a separate single car garage makes coming and going distraction-free to the rest of the household. The first-floor owner's retreat with views boasts large his & her walk-in closets, spacious bathroom w/dual vanities, and an over-sized walk-in glass door shower with dual showerheads. The chef-inspired eat-in-kitchen is fully equipped with a spacious walk-in pantry, custom 42" wood cabinets, fully equipped island with seating, granite countertops, GE Café stainless steel energy-efficient appliances, designer vent hood, five-burner gas range top, and double built-in convection oven combo microwave. The mudroom and laundry room are also located conveniently on the first floor providing access to and from the separate 2-car garage. The second floor with a large media room and 3 additional bedrooms and an open loft provide plenty of space for the family to gather and enjoy quality time. Kids will enjoy their own unique and private retreat off the Jack and Jill joined bedrooms with a third bedroom opposite providing more privacy.

Offered at

**\$975,000**

**Subdivision**

**Casa Del Lago**

**HOA**

**\$495 per quarter**

**Land**

0.25 Acre Lot

Corner Lot

Fenced

**Indoors**

**Spectacular Open Floor Plan**

**Kitchen & Family Room Combo**

**5 Burner Gas Range**

**Separate Dining Room**

**Additional eating Space in the Kitchen**

**Granite Countertops**

**Custom Wood Cabinets**

**Stainless Still GE CAFÉ**

**Appliances**

**Oversized Island with seating  
spaces**

**Walk-in Pantry**

**Built-in Combo Oven: microwave  
and convection**

**Bosch Silence Plus' 44 dbA**

**Dishwasher**

**Second Floor Loft Area**

**Second Floor Media Room**

**Second Floor Kids Retreat Area**

**Extra Storage Space**

Outdoors

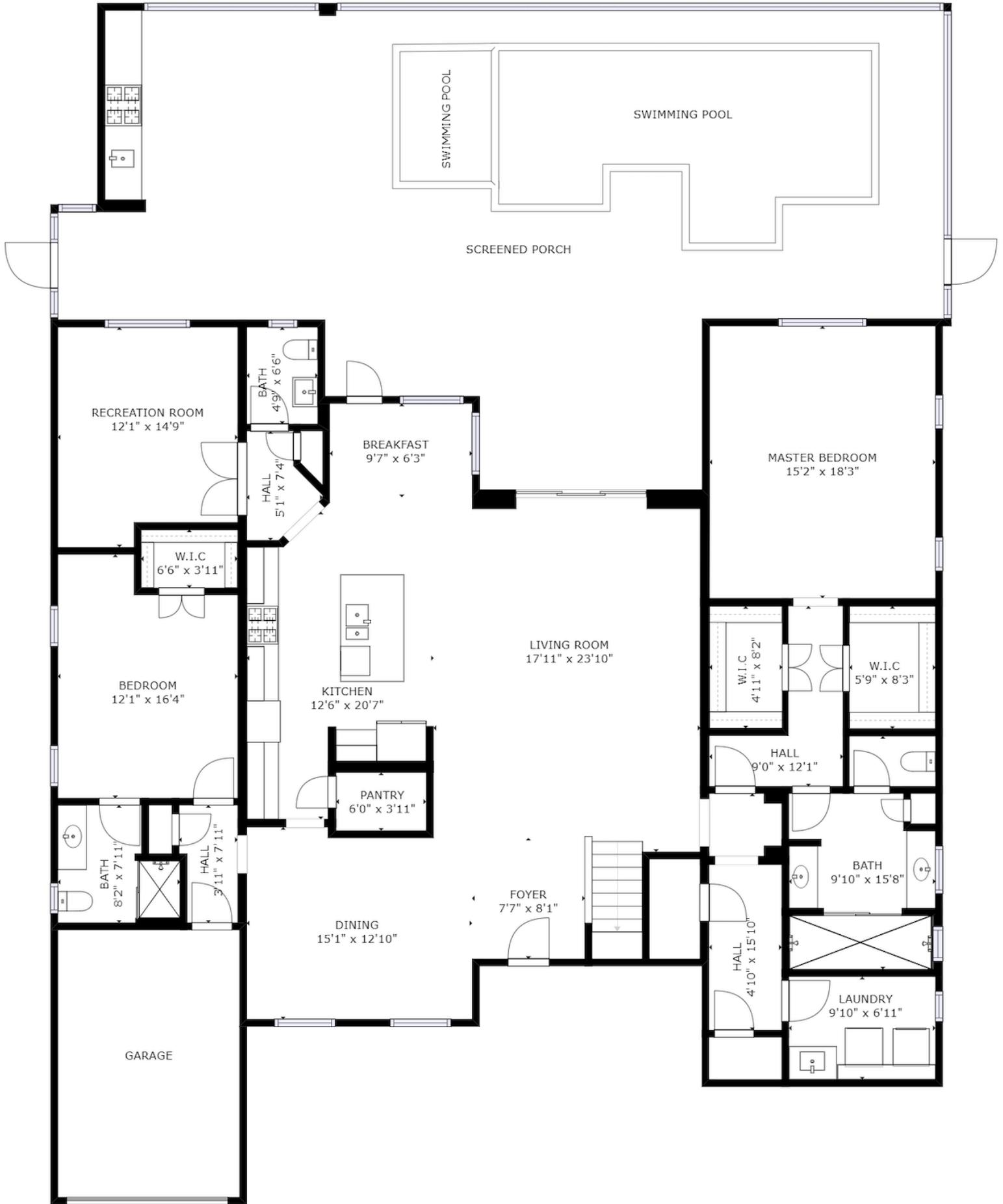
Large Resort-Style Private Pool & Spa

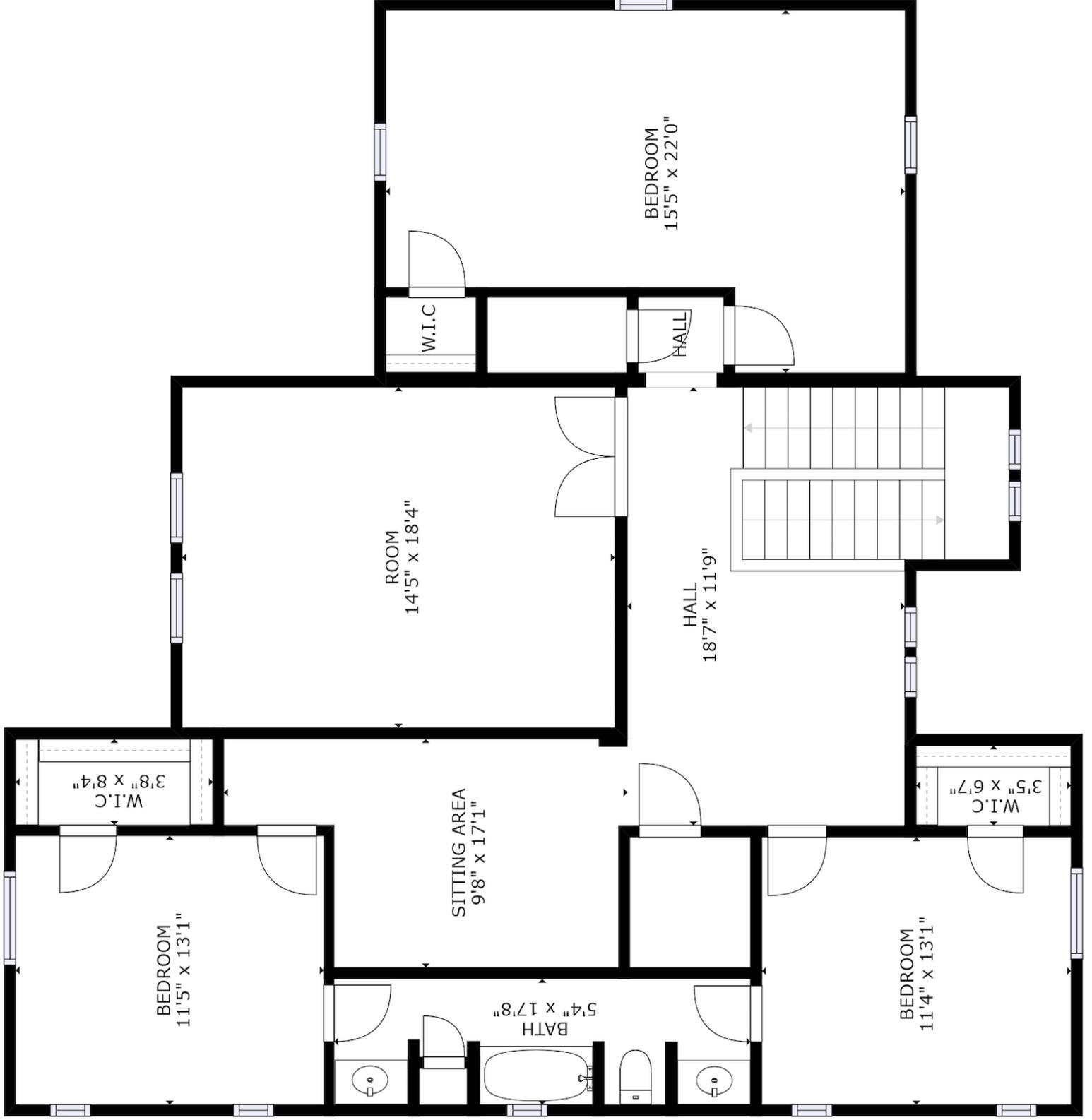
Detached Cabana

Outdoor Summer Kitchen

Outdoor Dining Space and Sitting Area

Fully Fenced Property





BEDROOM  
15'5" x 22'0"

W.I.C.

HALL

ROOM  
14'5" x 18'4"

HALL  
18'7" x 11'9"

W.I.C.  
3'8" x 8'4"

SITTING AREA  
9'8" x 17'1"

W.I.C.  
3'5" x 6'7"

BEDROOM  
11'5" x 13'1"

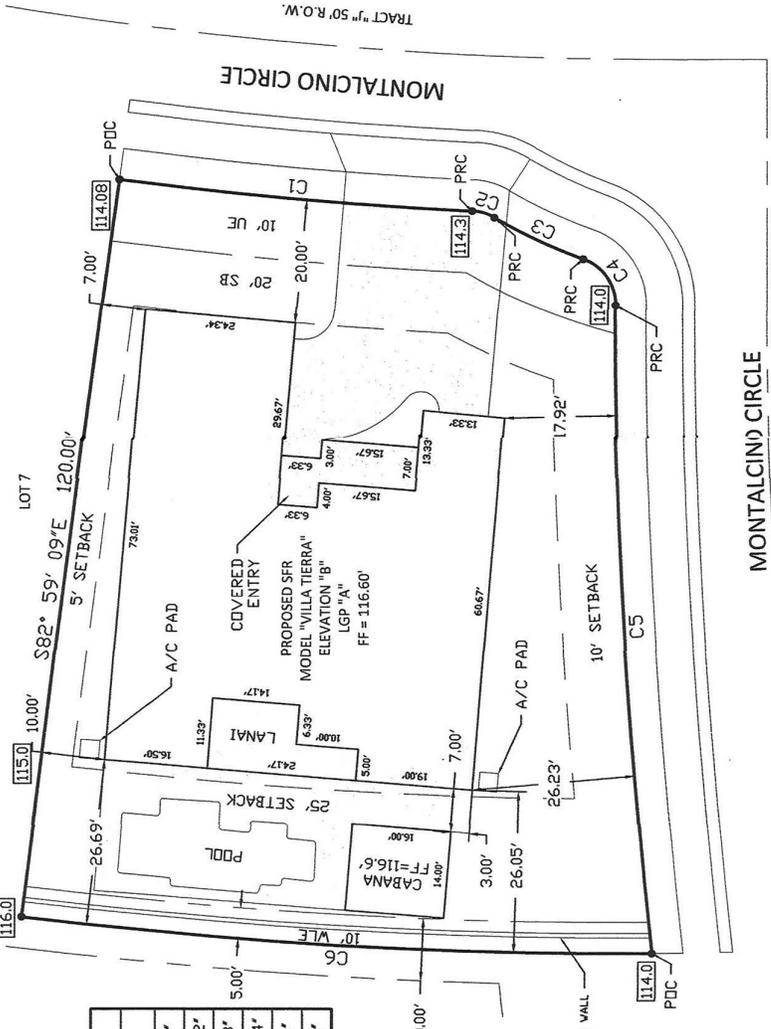
BATH  
5'4" x 17'8"

BEDROOM  
11'4" x 13'1"

**LEGAL DESCRIPTION:**

LOT 8, BLOCK A OF CASA DEL LAGO SECOND REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 82, PAGE(S) 134 THROUGH 136, INCLUSIVE, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

Curve #	Length	Radius	Delta
C1	57.38'	675.00'	4°52'14"
C2	3.88'	8.00'	27°48'52"
C3	15.79'	87.00'	10°23'53"
C4	9.76'	8.00'	69°52'34"
C5	105.58'	1023.25'	5°54'42"
C6	101.89'	795.00'	7°20'35"



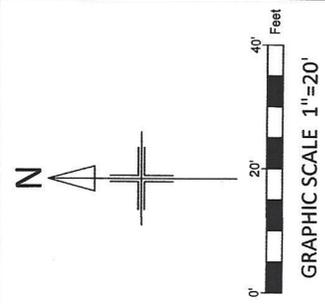
**MONTALCINO CIRCLE**

TRACT "J" 50' R.O.W.

**LEGEND:**

- A = ARC LENGTH
- (BB) = BASIS OF BEARINGS
- BLDG = BUILDING
- (C) = CALCULATED
- CA = DELTA
- CM = CONCRETE MONUMENT
- COR = CORNER
- DE = DRAINAGE AND
- INGRESS/EGRESS EASEMENT
- FF = FINISHED FLOOR
- FND = FOUND
- IPC = IRON PIPE AND CAP
- IR = IRON ROD
- IRC = IRON ROD AND CAP
- LC = LONG CHORD
- LGP = LOT GRADING PLAN
- (M) = MEASURED
- NTS = NOT TO SCALE (A/A)
- ORB = OFFICIAL RECORD BOOK
- (P) = PLAT
- PB = PLAT BOOK
- PC = POINT OF CURVATURE
- PCC = POINT OF COMPOUND CURVATURE
- PG = PAGE
- PI = POINTS OF INTERSECTION
- POC = POINT ON CURVE
- PR = PROPOSED
- PRC = POINT OF REVERSE CURVATURE
- R = RADIUS
- R.O.W. = RIGHT OF WAY
- SB = SETBACK
- SFR = SINGLE FAMILY RESIDENCE
- UE = UTILITY EASEMENT
- WIE = WALL/LANDSCAPE EASEMENT

- SURVEYORS NOTES:**
- ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL 12095C0385F, HAVING AN EFFECTIVE DATE OF SEPTEMBER 25, 2009, THE SUBJECT PROPERTY LIES IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
  - BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF TEVERE WAY HAVING AN ASSUMED BEARING OF N38°14'26" W.
  - ALL DISTANCES ARE PLAT AND MEASURED UNLESS NOTED.
  - LEGAL DESCRIPTION SHOWN HEREON WAS PROVIDED BY CLIENT.
  - FF ELEVATION MATCHES ELEVATION STATED ON ORANGE COUNTY APPROVED ENGINEERING DRAWINGS FOR CASA DEL LAGO.
  - THE MEASUREMENTS SHOWN HEREON ARE IN U.S. SURVEY FEET. THE ACCURACY OF THIS SURVEY EXCEEDS THE REQUIREMENTS OF FLORIDA ADMINISTRATIVE CODE 51-17 AND HOUSE MEASUREMENTS ARE WITHIN 0.05' OF PLAN DIMENSIONS.



CERTIFIED TO:  
 SHAWN CHARLES FORD & CINDY FORD  
 MEMBERS SOLELY AS NOMINEE FOR TD BANK, N.A., ISAORA ATIMA  
 SWANN HADLEY STUMP DIETRICH & SPEARS, P.A.  
 FIRST AMERICAN TITLE INSURANCE COMPANY

FIRST AMERICAN TITLE INSURANCE COMPANY  
 FILE NO. 5011612-2037-3753304  
 EFFECTIVE DATE: APRIL 24, 2017 @ 8:00 A.M.  
 BILL EXCEPTIONS: 1-5; NONE APPARENT  
 BILL EXCEPTIONS: 6-8; 10, 19, 25; NOT SURVEY MATTER  
 BILL EXCEPTIONS: 9, 11, 18, 20, 22, 24; BLANKET  
 BILL EXCEPTIONS: 23; AS SHOWN

**OPTIMUM LAND SERVICES, LLC**  
 PROFESSIONAL LAND SURVEYORS  
 100 YACHT CLUB PL.  
 TROUSTA, FL 33469  
 (321) 200-4904  
 LICENSED BUSINESS NUMBER 7947

SHEET  
 1 OF 1

11/17/16	BOUNDARY SURVEY
12/08/16	BOUNDARY SURVEY
01/31/17	FORM BOARD SURVEY
02/03/17	FOUNDATION SURVEY
05/10/17	FINAL SURVEY

**FINAL SURVEY**  
 LOT 8, BLOCK A, CASA DEL LAGO SECOND REPLAT  
 LYING IN  
 SECTION 30, TOWNSHIP 23 S, RANGE 28 E

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PREPARED UNDER MY DIRECTION AND THAT THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE ADOPTED "MINIMUM TECHNICAL STANDARDS" AS REQUIRED BY CHAPTER 51-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SURVEY SECTION 472.027, FLORIDA STATE STATUTES.

EDWARD J. MIZO  
 PROFESSIONAL SURVEYOR AND MAPPER NO. 3376  
 THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



## Get to know Windermere

As a place, Windermere is tiny: a quaint little town of live oaks and clapboard on a spit of land between two beautiful lakes. As a mindset, Windermere is huge, representing the area surrounding both of those lakes, where sleek boats are tied up to long piers running to gracious homes of significant square footage. To have a Windermere address is to say that one has arrived. Outside of the city proper, lots run from large to estate-sized, and always seem to be in riotous bloom. Gated communities — sometimes rather heavily gated — secret away the homes of CEOs, famous athletes, international bankers, and those who have been lucky either in the market or in inheritance. A chain of lakes spreads out to the south, where big-name golf courses anchor winding avenues of big homes.



### Nearby Neighborhoods:

[Dr. Phillips](#), [Winter Garden](#), [Disney's Golden Oak](#)

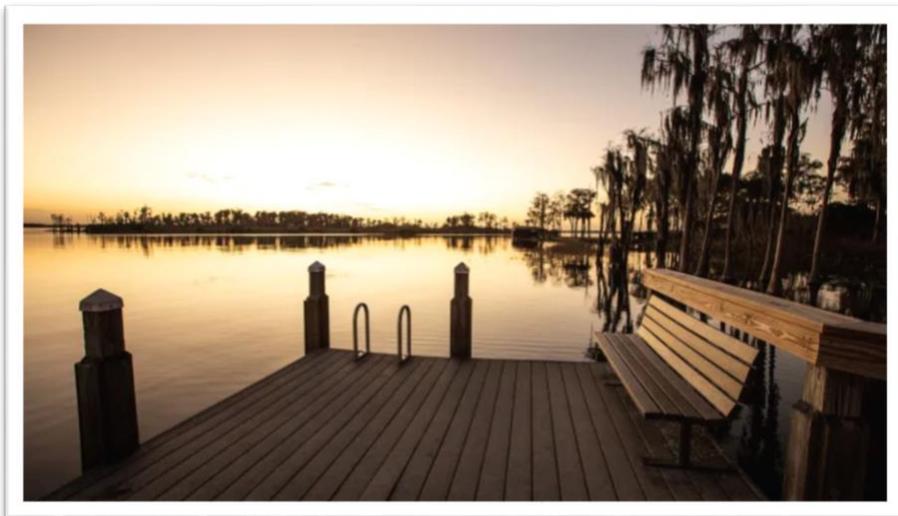
## History & Culture



Windermere was, not so long ago, agricultural land, and there were more cow noses than golf balls dipping into these lakes. But it doesn't take a developer long to spot beauty, and shoreline after shoreline was soon lined with estate homes where tractor sheds once stood. Genteel golf-club living may have led the way, but there's a real party-boat vibe to the area, and it's a

rare evening that a backyard barbecue (or twelve) doesn't echo across the choppy lake waters. The country club lifestyle is still at the core of Windermere, though in that distinctly laid-back Florida way. Patio parties serve great wine and cheap beer, local barbecue, and imported cigars, and the dress code is flip-flop formal.

## Dine & Shop



Windermere and immediate surrounds have a few restaurants with local charm, as well as some nicer chains (even the burger joints are nicer chains), but the central location gives this crowd easy access to wonderful culinary options in Metro West and Doctor Phillips, most notably a strip called "Restaurant Row". That area offers an amazing array of options,

from fine dining to chef-driven cafes, to cocktail bars and inventive ethnic cuisine. It's the best concentration of great dining in Central Florida, and people from Windermere treat it



like their dining room. For shopping, the central location means a short drive to dozens of great shops and boutiques in any of the town centers and suburban shopping districts on the south side of Orlando. Designer retail is due east at the Mall at Millenia, and those same brands are discounted at the gigantic outlet malls just south of there.

### **Homeowner Association:**

**Casa Del Lago Homeowners Association, Inc.** – 88 Total Households

Gated & Walled

**Sentry Management** (407) 846 - 6323

### **Utilities/Services:**

**Electric:** Duke Energy

**Water:** Orange County

**Recycling (Tuesday):** Orange County

**Trash (Tuesday):** Orange County

**Yard Waste (Wednesday):** Orange County

### **Schools:**

#### **Windermere (High School)**

Distance from the property – 3 Miles

#### **Horizon West (Middle School)**

Distance from the property – 1.5 Miles

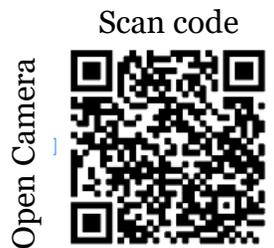
#### **Sunset Park (Elementary)**

Distance from the property – 0.3 Miles



FOR A PRIVATE TOUR – OR ADDITIONAL INFORMATION

[www.12193Montalcino.com](http://www.12193Montalcino.com)



SOCIAL MEDIA:



Team Natoli and Carp



@irinacarprealstate



Team Natoli and Carp

**Irina Carp & Dan Natoli**

Real Estate Professionals

Corcoran Premier Realty

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[www.CentralFloridaEstates.com](http://www.CentralFloridaEstates.com)

Co-Founders [www.Why-Orlando.com](http://www.Why-Orlando.com)