



7224 Sangalla Drive, Windermere FL 34786

4 BEDROOMS / 4 BATHROOMS / 3,261 SF LIVING /

3 CAR-GARAGE / 0.20 ACRES LOT

www.7224Sangalla.com

Style & Class – In Casa del Lago, one of Central Florida’s premier walled and gated communities. This beautifully designed and upgraded 1-story pool home built in 2013, features 3,261 sq ft of open floor plan and split bedroom living. Spotighting 4 bedrooms, 4 full bathrooms, a 3-car garage, a private courtyard entrance, spacious office, private pool, plus a private Family Suite Retreat make this home one that tops the charts! The paved driveway and walkway lead under the portico to a unique open-air courtyard main entrance whereupon entering, your attention will quickly be drawn to the level of detail in the home and some of its many upgrades: High ceilings, hardwood flooring, statement light fixtures, and elegant crown molding and trim...to name just a few. Upon entering the home, the flow guides guests to the heart of the home. The elegant, large and bright family-style kitchen with a stone-accented-over-sized center island comes fully equipped with deep double sinks, an abundance of granite countertop space, stainless steel appliances, a 5-burner gas stove, built-in double wall ovens, 42” cabinets, and over-sized pantry which spills into the family room and formal dining area. A stone-faced, custom trimmed gas-fireplace is the family room focal point with the wall of windows overlooking the resort-like pool and entertainment area a close contender for attention. The large formal dining area also features an abundance of windows, a butler pantry that included built-in wine refrigeration and storage. The unique floor plan with a Family Suite Retreat keeps family life private and common areas open. All bedrooms are separate from the heart of the home and each has its own access to the exterior making coming and going disruption-free to the rest of the home. Perfect for families with someone on a different schedule than everyone else, out-of-area family, and short-term guests. The Family Suite Retreat with private access through the courtyard’s double French doors is all the rage with its retreat area, full bath, and two large bedrooms. Great for slumber parties, keeping the kids entertained, or quiet space for studies. A private alcove leads to the master suite accented with a tray ceiling, large windows featuring pool views, a spa-like bathroom retreat with jetted spa-tub, over-sized glass-enclosed walk-in shower, dual vanities, makeup counter, his/hers decked out custom accessorized closets. Outdoor entertaining includes a low-upkeep fenced yard featuring retractable screened-in and covered outdoor eating/seating area with built-in TV hookup, lush landscaping, large built-in swimming pool with heated spa and separate access to the full pool bathroom. A rare opportunity to own a home in an area conveniently located to shopping, restaurants, hospitals, private schools, and major roadways. Easy access to all that Central Florida has to offer including the Orlando International Airport, the executive airports, downtown Orlando, and local area attractions. Schedule your private property preview today.

Offered at

\$875,000

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County	Orange County
List Price	\$875,000
Subdivision	Casa del Lago (Walled and Gated)
Year Built	2013
Bedrooms	4 Bedrooms
Bathrooms	4 Bathrooms
Attached Garage	3 Car Garage (2 & 1)
Private Pool & Spa	Private Pool & Spa (New Pool Pump & Heater)
Heated Area (under AC)	3,261 sq ft
Total Area	4,365 sq ft
Lot size	0.20 Acre Lot (8,813 sqft)
Sewer	Public Sewer
Water	Public
Fireplace	Yes, Gas Fireplace in Living Room
Appliances	Bar Fridge, Refrigerator, Built-in Double Oven, Microwave, Range, Dishwasher, Washer, Dryer
Floor Covering	Scraped Dark Hardwood, Tile, Carpet, Epoxy, Brick Pavers
Interior Features	Tray Ceilings, Ceiling Fans, Built-in Features, Eating Space in Kitchen, High Ceilings, Open Floorplan, Kitchen/Family Room Combo, Solid Wood Cabinets, Split Bedrooms, Stone Countertops, Walk-in Closets, Wet Bar,

Window Treatments, Living Room/Dinning Room Combo, Primary Bedroom Downstairs

New AC X13 module installed in 2/2021

Room Type	Level	Dimensions	Flooring	Features
Foyer	1st	6'8" x 12'4"	Hardwood	Crown Molding
Kitchen	1st	20'1" x 11'11"	Hardwood	Island w sitting for 6, Closet Pantry, Granite Countertops
Living Room	1st	18'10" x 17'7"	Hardwood	Gas Fireplace
Dining Room	1st	21'8" x 16'2"	Hardwood	Built-in Bar with wine fridge
Office	1st	14'3" x 12'6"	Carpet	Tray Ceiling and bumped-out window sitting area
Primary Bedroom	1st	18'0" x 15'10"	Carpet	Ceiling Fan, En-Suite Bathroom
Primary Bathroom	1st	13'0" x 17'10"	Tile	Tub with separate shower, dual sinks, 2 walk-in closets, granite countertops
Bedroom 2	1st	10'5" x 13'11"	Carpet	Ceiling Fan
Bedroom 3	1st	10'11" x 12'4"	Carpet	Ceiling Fan
Bedroom 4	1st	10'11" x 14'3"	Carpet	Ceiling Fan
Laundry Room	1st	7'5" x 9'6"	Tile	Folding Counter, Custom Cabinets, 8' drying space
Garage	1st	29'3" x 20'3"	Epoxy	Garage openers, sink

Exterior Construction	Block, Concrete, Stucco
Roof	Tile (2013)
Patio and Porch Features	Covered, Screened
Foundation	Slab
HOA	\$495/quarterly (gate and common grounds)
Association Management	Sentry Management, contact #407-846-6323
Elementary School	Sunset Park Elementary (0.5 miles)
Middle School	Horizon West Middle School (1.9 miles)
High School	Windermere High School (3.3 miles)
Pets Allowed	<p>Yes</p> <p>HOA Docs and Restrictions available for download at www.7224Sangalla.com</p>
Lease Restrictions	<p>Yes</p> <p>HOA Docs and Restrictions available for download at www.7224.Sangalla.com</p>
Utilities	<p>Electric: Duke Energy</p> <p>Water: Orange County</p> <p>Recycling (Tuesday): Orange County</p> <p>Trash (Tuesday): Orange County</p> <p>Yard Waste (Wednesday): Orange County</p>



Details Room by Room

Subdivision	Casa Del Lago
HOA	\$495 per quarter (Includes Gate and Main Grounds)
Total # of Households	88
HOA Contact Info	Sentry Management (407-846-6323)
Land	0.20 Acre Lot Professionally Designed Landscaping Fenced Backyard
Spectacular Floor Plan	Custom Built by David Weekley Homes Courtyard Entry with sitting space 1-story Single Family Home Custom Built & Designed Pool & Spa
Family Room & Dining Room	Dark Harwood Floors Pool Views Gas Fireplace with stone surround (natural gas) Kitchen and Family Room Combo Dinning Room with Built-in Bar & Wine refrigerator

Surround Sound

Full Bathroom/ Pool bathroom

Vaulted Ceilings

Faux Wood Blinds

Expansive Primary Bedroom & Bathroom

Pool Views

Carpet Floors in Primary Bedroom and both Closets.

Tray Ceilings

Faux Wood Blinds

Intimate sitting area

2 oversized Walk-in Closets with closet organizer

Tile Floors in Primary Bathroom

Jacuzzi Tub separate from shower

Oversized Walk-in Shower with Euro Glass Door

Dual Vanities and make-up vanity

Granite Countertops

Custom Mirrors

Bedrooms # 2 and 3

Separate Courtyard Double Door Entrance

Additional Family Room

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	Full Bathroom
	Walking Shower
Office	French Doors
	Off of foyer
	Bumped-out Window Sitting Area
	Tray Ceilings
Laundry Room	Separate Laundry room
	LG Washer and Dryer
	Folding Counter
	Custom Cabinets
	8' drying space
	Garage Access
	Tile Floors
Garage	3 Car Garage (1 Double door & 1 Single door)
	Epoxy Flooring
	Garage Door Openers
	Sink in the garage
	Pull-down ladder for additional storage and attic access
Backyard and Pool	Large Covered and screened Patio

Professionally Designed Landscaping
Retractable/remote controlled Screen
New Pool Pump and Heater, installed in 10/2020
Custom Dreamscapes Saltwater Pool
40' Lap pool with 5' deep end in the middle for volleyball games
70 s. f. sun shelf
Premium Quartz pebble finish
Pentair Laminars
3 designed waterfalls
Deck holes for pool cover or fence (Child Safety)
Full Pool Bathroom
LED Lights
Brick Pavers

Air Conditioning

Central Air

New AC X13 module installed in 2/2021

Taxes

2020 Taxes: \$9,378

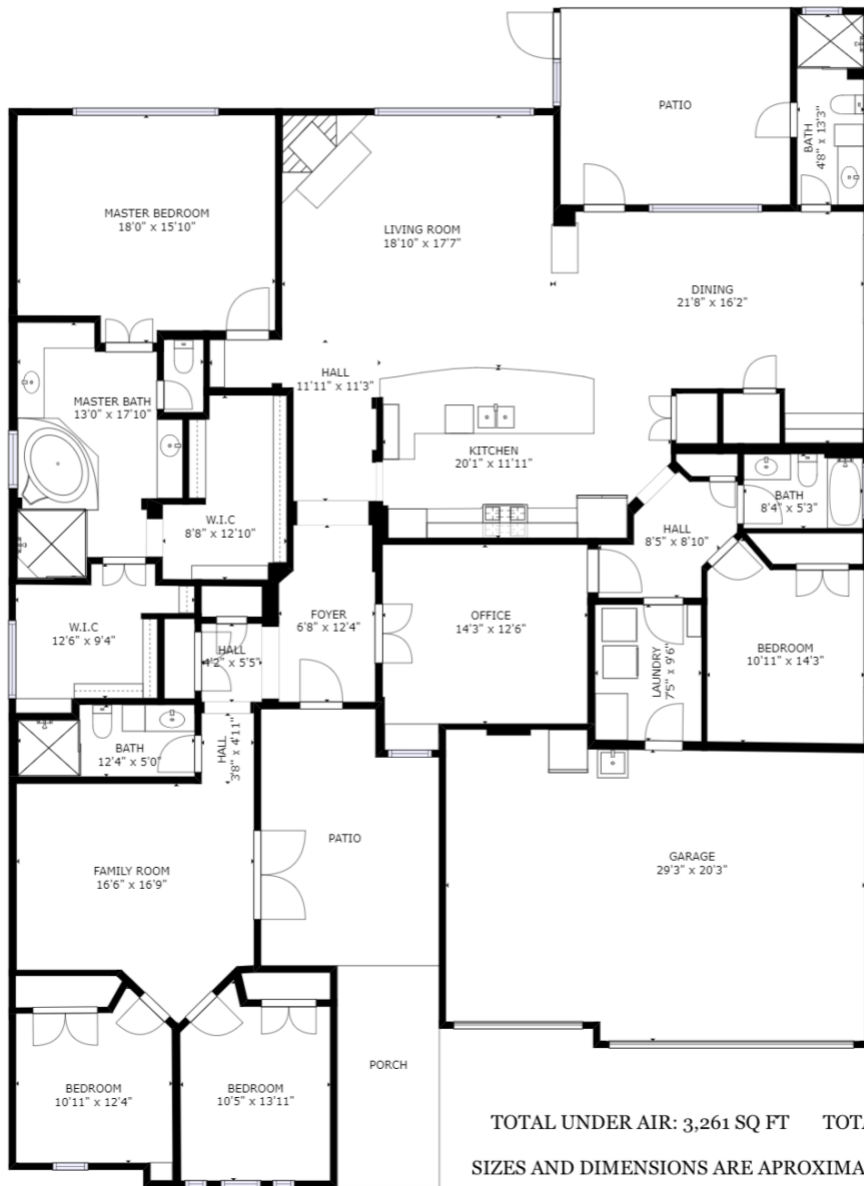
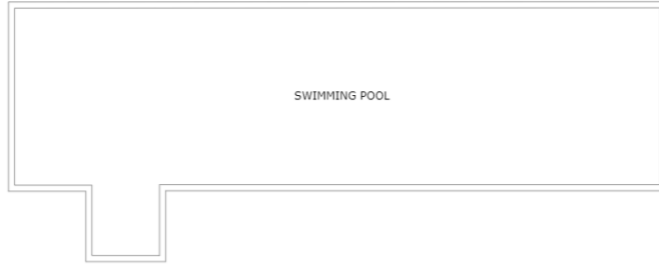
Has Homestead

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TOTAL UNDER AIR: 3,261 SQ FT TOTAL AREA: 4,365 SQ FT

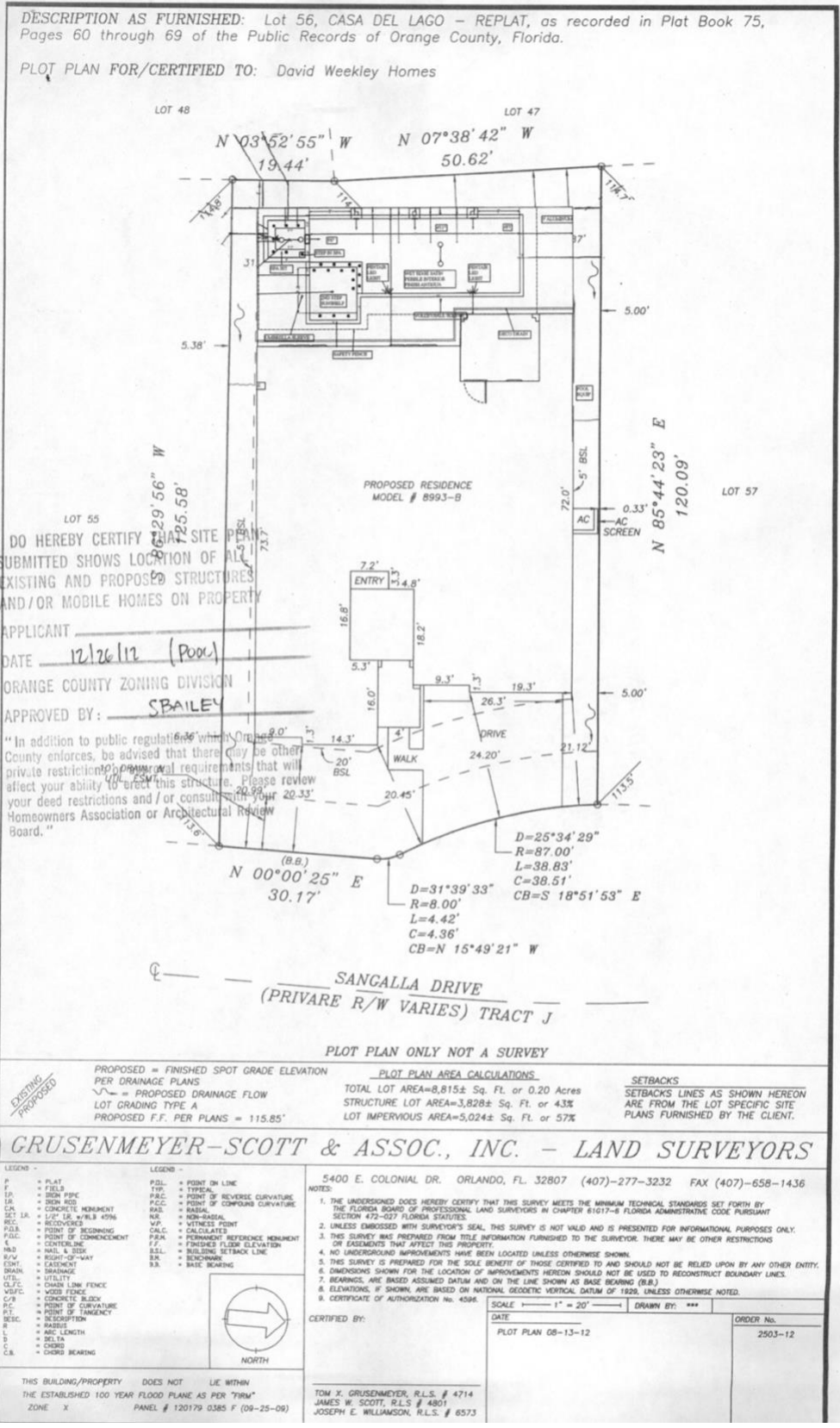
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Floor Plan

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Survey





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.

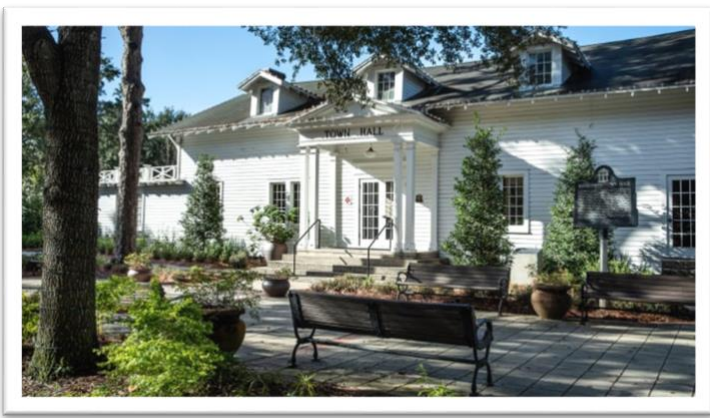


Nearby Neighborhoods:

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

History & Culture

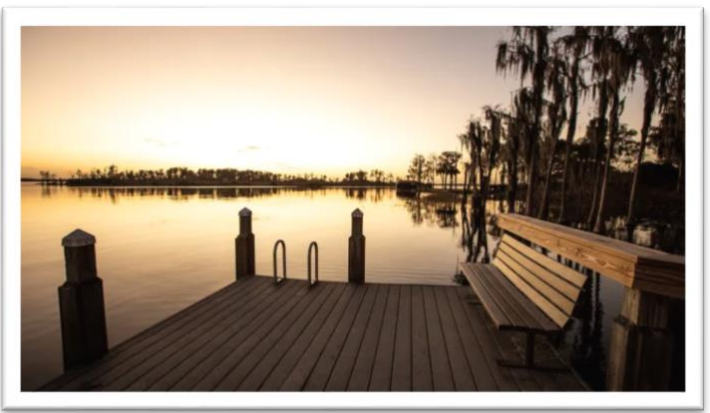
Windermere was, not so long ago, agricultural land, and there were more cow noses than golf balls dipping into these lakes. But it doesn't take a developer long to spot beauty, and shoreline after shoreline was soon lined with estate homes where tractor sheds once stood. Genteel golf-club living may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



FOR A PRIVATE TOUR – OR ADDITIONAL INFORMATION

www.7224Sangalla.com



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