

## SOLD NEW PAINT~NEW FLOORING ~ 100% MOVE-IN READY - 2 BE

**4074349175**

1037 S. Hiawassee Rd., Unit #2827  
Orlando, Florida 32835

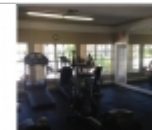
**Price: \$129,500.00** **Size:** 934 SqFt

**2 Beds 2 Baths Condo**

**Taxes:** \$ 1,636.00

For more information:

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



### Property Description

READY FOR A QUICK CLOSING ~ 100% MOVE IN READY ~ FRESHLY PAINTED ~ NEW CARPET ~ HARDWOOD FLOORS ~ GRANITE COUNTERS ~ THERE ISN'T A BETTER CONDO IN TRADEWINDS!! Exceptional condition, Ready for Owner or Tenant, a GREAT INVESTMENT OPPORTUNITY. ~ CONDO COMES WITH (1) YEAR WARRANTY! ~ Tradewinds at MetroWest is conveniently located in the heart of MetroWest just minutes from 408, I-4, 528, Universal Studios, Disney attractions, downtown Orlando, shopping, dining and entertainment! This 2 bedroom, 2 bath, 934 sqft. condo is the largest model in Tradewinds features (2) large bedrooms each with Full Walk-in Closets. A Spacious Living Room, Dining Room and Kitchen combo with sliding glass doors that lead to the Private Patio area with separate storage room, inside utility room that has a full-size washer and dryer. Kitchen includes a refrigerator, range/oven, dishwasher and disposal. Although tucked under a peaceful Oak Canopy the Living and Dining room offer plenty of natural light, Condo is located in rear of community, building is waterfront. The community of Tradewinds is nestled in a lakeside enclave just off Hiawassee Road, a quaint and peaceful community yet in the heart of it all!! You will love the atmosphere as you drive towards your new home. Tradewinds at MetroWest offers a superb array of amenities including; Clubhouse, 2 Pools and Spas, Tennis Courts, Fitness Center, Racquetball Court, Lake Side Gazebo w/ BBQ Grills, Picnic Areas, Dog Walks and so much more! DO NOT WAIT...WON'T LAST LONG AT THIS PRICE! SOLD AS IS!

We answer calls 7 days a week at 407-434-9175  
View all of our properties at <http://407sales.com>

Price: \$129,500.00  
1037 S. Hiawassee Rd., Unit #2827  
Orlando, Florida 32835  
Contact: Orlando Realty & Property Management  
Brian Goodwin  
[Brian@407rentals.com](mailto:Brian@407rentals.com)  
Prospective Buyers: 407-434-9175

TO SET UP A SHOWING, CLICK HERE <http://www.407rentals.com/buying-selling>

Subdivision: Tradewinds A Metrowest Condominium  
Bedrooms: 2  
Bathrooms: 2  
Property Sub Type: Condominium  
Square Ft: 934  
Year Built: 1989



### Orlando Realty and Property Management

Office Location  
1906 Hillcrest Street (map)  
Orlando, Florida 32803

**Brian Goodwin**  
**4074349175**



- \*Metro West Elementary School
- \*Chain of Lakes Middle School
- \*Olympia High School
- \*Corner Unit
- \*In County
- \*Sidewalks
- \*Near Public Transit
- \*Oak Trees
- \*Cover Patio
- \*Front Porch
- \*Slab Foundation
- \*Block & Wood Frame Exterior Construction
- \*Shingle Roof
- \*Irrigation System
- \*Sliding Doors
- \*Rain Gutters
- \*Storage
- \*Appliances Included: Disposal, Washer, Built-In Oven, Dryer, Electric Water Heater, Range Hood, Dishwasher, Microwave & Refrigerator
- \*Split Bedroom
- \*Stone Counters
- \*Walk-In Closet
- \*Cathedral Ceiling
- \*Open Floorplan
- \*Solid Surface Counters
- \*Ceiling Fan
- \*Solid Wood Cabinets
- \*Unfurnished
- \*Inside Laundry In Kitchen
- \*Blinds
- \*Carpet & Ceramic Tile Flooring
- \*Smoke Detectors
- \*Public Utilities
- \*Electricity Available
- \*Central Heating & Air Conditioning
- \*Kitchen 9 X 8 W/Ceramic Tile Flooring, Breakfast Bar, Granite Counters, Closet Pantry
- \*Living Room 16 X 13 W/Engineered Hardwood Flooring, Ceiling Fan
- \*Dining Room 10 X 9 W/Engineered Hardwood Flooring
- \*Master Bedroom 14 X 11 W/ Carpet Flooring, Ceiling Fan, Walk-In Closet, Tub With Shower
- \*Bedroom #2 14 X 11 W/Carpet Flooring, Ceiling Fan, Walk-In Closet, Tub With Shower
- \*Lake Frontage
- \*\$213.00 Monthly HOA Fee Required
- \*Deed Restrictions
- \*COMMUNITY Fishing
- \*COMMUNITY Racquet Ball
- \*COMMUNITY Waterfront
- \*COMMUNITY Association Recreation Owned
- \*COMMUNITY Fitness Center
- \*COMMUNITY Park
- \*COMMUNITY Sidewalk
- \*COMMUNITY Playground
- \*COMMUNITY Pool
- \*COMMUNITY Tennis Court
- \*Association Amenities: Maintenance, Playground, Tennis Court, Basketball Court, Pool, Security, Fitness Center, Laundry, Racquet Ball, Clubhouse, Park & Recreational Facilities
- \*Fees Include: Maintenance Exterior, Security, Maintenance Grounds, Pest Control, Sewer, Pool Maintenance, Trash, Community Pool, Manager, Water & Recreational Facilities
- \*Cash Only Financing Available
- \*Docs Available
- \*Foreign Seller
- \*No Sign
- \*Sold AS-IS
- \*VACANT
- \*Condominium Disclosure Available
- \*HOA/PUD/Condo Disclosure Available
- \*Seller Property Disclosure Available

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DRIVING DIRECTIONS: From 408 or Colonial/Hwy.50, head South on S. Hiawassee Road approximately 2.0 miles, The Tradewinds will be on your Left. Turn Left at Clubhouse. Right at stop Sign. Go to back of community, #1037 is waterfront.

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