

# SOLD Exceptional Condition, Large 3 Bed home in WATERFO

**4074349175**

13642 Emeraldview Drive  
Orlando, Florida 32828

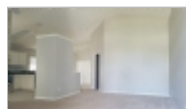
**Price: \$248,900.00 Size:** 1558 SqFt

**3 Beds 2 Baths Single Family House**

**Taxes:** \$ 3,237.00

For more information:

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



## Property Description

Location, Location, Location! Better Hurry to see this Large WATERFORD LAKES home in Exceptional Condition, it won't last long! \* 100% MOVE IN READY \* FRESH & CLEAN w/ NEW INTERIOR PAINT \* NEW STAINLESS STEEL APPLIANCES \* NEW ROOF IN 2017! Ready for an Owner today, a GREAT INVESTMENT OPPORTUNITY or Primary Residence. Home comes w/ a 1 year BUYERS WARRANTY for PEACE of MIND! Whether you're a 1st time home buyer or seasoned investor, a tremendous opportunity to own a home in highly sought after EMERALD TRACE at WATERFORD LAKES. Home features open floor plan w/ split bedrooms...separate living, dining & family rooms. Kitchen has breakfast bar and large breakfast nook makes family dining a breeze. Master is spacious w/ vaulted ceilings, master bath has double vanity, garden tub & shower. 2nd and 3rd bedrooms are both good size w/ secondary bath including tub and shower. Inside laundry room. Huge screened lanai on the back of home for entertaining or just relaxing, the possibilities are endless. Kids can walk & ride bikes to highly rated Waterford Elem & Discovery Middle School. Waterford Park has a vast array of amenities; Neighborhood playgrounds and parks or enjoy the recreation center with a \*RESORT STYLE COMMUNITY POOL, TENNIS, BASKETBALL, BALL FIELDS and more! DO NOT WAIT, house won't last long! SOLD AS IS.

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

Price: \$248,900.00  
13642 Emeraldview Drive  
Orlando, Florida 32828-8412  
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: Waterford Lakes  
Bedrooms: 3  
Bathrooms: 2  
Property Sub Type: Single Family Home  
Square Ft: 1558  
Year Built: 1995

\*North Front Exposure  
\*Level/Flat  
\*In County  
\*Street Paved  
\*Sidewalks  
\*Trees Landscaped  
\*Screen Covered Enclosed Rear Porch  
\*Slab Foundation



**ORLANDO REALTY**  
& PROPERTY MANAGEMENT

## Orlando Realty and Property Management

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

**Brian Goodwin**  
**4074349175**



- \*Block & Stucco Exterior Construction
- \*Shingle Roof
- \*Sliding Doors
- \*Rain Gutters
- \*2 Car Garage W/Opener
- \*Driveway
- \*On Street Parking
- \*Appliances Include: Disposal, Electric Water Heater, Range, Dishwasher, Microwave & Refrigerator
- \*Eating Space In Kitchen
- \*Split Bedroom
- \*Vaulted Ceiling
- \*Living Room/Dining Room Combo
- \*Walk-In Closet
- \*Built In Feature
- \*Cathedral Ceiling
- \*Open Floorplan
- \*Ceiling Fans
- \*Kitchen/Family Room Combo
- \*Unfurnished
- \*Inside Laundry
- \*Carpet & Ceramic Tile Flooring
- \*Blinds Included
- \*Smoke Detector
- \*Public Utilities
- \*Cable Available
- \*Sewer Connected
- \*Street Lights
- \*Electricity Connected
- \*Public Sewer
- \*Central Heating & Air Conditioning
- \*Kitchen 11 X 11
- \*Living Room 13 X 23
- \*Master Bedroom 13 X 14
- \*Bedroom #2 12 X 10
- \*Bedroom #3 12 X 10
- \*Family Room 12 X 12
- \*\$194.00 Quarterly HOA Fee Required
- \*\$100.0 Annual Fee
- \*Deed Restrictions
- \*COMMUNITY Racquet Ball
- \*COMMUNITY Park
- \*COMMUNITY Association Recreation-Owned
- \*COMMUNITY Sidewalks
- \*COMMUNITY Playground
- \*COMMUNITY Irrigation-Reclaimed Water
- \*COMMUNITY Pool
- \*COMMUNITY Tennis Court
- \*Association Amenities: Playground, Tennis Courts, Basketball Court, Pool, Racquet Ball, Clubhouse, Park & Recreational Facilities
- \*Fees Include Community Pool & Recreational Facilities
- \*Financing Available: FHA, VA, Conventional & Cash
- \*Sold As-Is
- \*Vacant
- \*HOA/PUD/Condo Disclosure Available
- \*Seller Property Disclosure Available

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

DRIVING DIRECTIONS: FL-408 E Toll road Take exit 21 for Alafaya Tr Turn right onto N Alafaya Trail Take the 1st left onto Lake Underhill Rd Turn right onto Bluewater Cir Turn right onto Bluewater Cir Turn right onto Emeraldview Drive.

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