

SOLD MUST SEE 4 bed Home with Incredible Water View in

14074349175

1818 Branchwater Trail
Orlando, Florida 32825

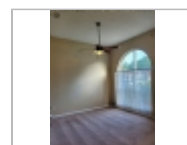
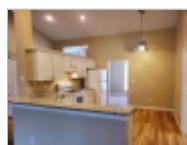
Price: \$318,500.00 **Size:** 1935 SqFt

4 Beds **2** Baths **Single Family House**

Taxes: \$ 4,087.00

For more information:

www.thejaymyersteam.com



Property Description

Location, Location, Location...DO NOT Wait, this exceptionally maintained home located in CYPRESS SPRINGS will not last long! * 100% MOVE IN READY * FRESH & CLEAN * Ready to call HOME or a GREAT INVESTMENT OPPORTUNITY. This 4 bed, 2 bath home is wonderfully maintained and comes with your very own private oasis with incredible outdoor spaces, including an extended covered patio and backs to up a wonderfully serene pond...it's a must see! Enjoy your morning coffee or evening happy hour watching the sun set over your private water view. This ORIGINAL OWNER home has been lovingly cared for. House is larger than what public records indicate. This 1935 sqft, 4 bed, 2 bath home offers a split bedroom floor plan with generously sized rooms. The 4th bedroom is larger than what is on public records. The Spacious master suite offers walk in closet and master bath with garden bathtub and separate shower. For your peace of mind the home comes with 1 year Old Republic Home warranty. The installed Hurricane Shutters may save you \$\$ on your insurance...it will surely save you lots of time, headaches and hassles when storms are approaching. CYPRESS SPRINGS offers a resort style pool, tennis court, covered playground, clubhouse, picnic areas, and bike paths. Minutes away from UCF/Research Park, shopping and dining, and offers easy access to 408 & 417 for a stress-free commute to downtown Orlando, Lake Nona Medical facilities and more. All of this and conveniently located to 417, Waterford Lakes, 528 and 408, UCF, Valencia State College, Siemens, Lockheed Martin and more! This is an exceptionally well maintained home! DO NOT WAIT, HOME won't last long at this offering! Sold AS-IS.

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

Price: \$318,500.00
1818 Branchwater Trail
Orlando, Florida 32825-8510
Contact: Orlando Realty & Property Management
Brian Goodwin
Brian@407rentals.com
Prospective Buyers: 407-434-9175

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

Subdivision: Cypress Springs
Bedrooms: 4
Bathrooms: 2
Property Sub Type: Single Family Home
Square Ft: 1935
Year Built: 1993



ORLANDO REALTY
& PROPERTY MANAGEMENT

Orlando Realty and Property Management

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

Brian Goodwin
14074349175



- *Cypress Springs Elementary School
- *Legacy Middle School
- *University High School
- *One Floor Home
- *East Front Exposure
- *Sidewalk
- *In County
- *Traditional Architectural Style
- *Mature Landscaping
- *Oak Trees
- *Trees/Landscaped
- *Enclosed Screened Patio
- *Slab Foundation
- *Block & Stucco Exterior Construction
- *Shingle Roof
- *Hurricane Shutters
- *Sliding Doors
- *Rain Gutters
- *2 Car Garage (22 X 21), W/Opener
- *Driveway Parking
- *Unfurnished
- *Appliances Included: Disposal, Electric Water Heater, Range, Range Hood, Dishwasher & Refrigerator.
- *Stone Counters
- *Walk-In Closet
- *Cathedral Ceilings
- *Ceiling Fans
- *Kitchen/Family Room Combo
- *Inside Laundry Room
- *Blinds
- *Laminate & Ceramic Tile Flooring
- *Security System Owned
- *Cable Available
- *Street Lights
- *Electricity Connected
- *Public Utilities
- *Water Connected
- *Central Heating & Air Conditioning
- *Living Room 12 X 12
- *Dining Room 10 X 11
- *Family Room 20 X 13
- *Master Bedroom 12 X 16
- *Bedroom #2 12 X 11
- *Bedroom #3 12 X 11
- *Bedroom #4 12 X 14
- *Balcony/Porch/Lanai 26 X 12 W/Concrete Flooring
- *Kitchen 15 X 13
- *Water View
- *Lake Frontage
- *Above Flood Plain
- *Hurricane Shutters & Windows
- *Required \$154.00 Quarterly HOA Fee
- *Deed Restrictions
- *Community Fishing
- *Community Waterfront
- *Community Park
- *Community Sidewalk
- *Community Playground
- *Community Pool
- *Community Tennis Courts
- *Association Amenities: Recreational Facilities, Playground, Tennis Court, Pool, Trails, Clubhouse & Park.
- *Fees Include: Maintenance Grounds, Common Area Taxes, Pool Maintenance, Community Pool & Recreational Facilities.
- *Financing Available: Cash, Conventional, FHA & VA
- *Sold AS-IS
- *Sell Property Disclosure Available
- *HOA Disclosure Available

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DRIVING DIRECTIONS: Get on FL-408 E from E Anderson St, Follow FL-408 E to N Dean Rd. Take exit 19 from FL-408 E, Continue on N Dean Rd. Take Cypress Springs Pkwy to Branchwater Trail.

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MLS #: O5894670