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CROWN INVESTMENT BROKERS
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 Customer Satisfaction is our Goal, recommendations preferred



06123757 14385 SUNBRIDGE CIR, WINTER GARDEN, FL 34787



County: Orange
Property Style: Single Family Residence
Subdiv: BRADFORD CREEK - PHASE 2
Subdiv/Condo:
Beds: 6, **Baths:** 4/0
Pool: None
Garage: Yes **Attch:** Yes **Spcs:** 3
Home Warranty Y/N:
New Construction: No
Total Annual Assoc Fees:1,996.84
Average Monthly Fees:166.40

Status: Active
List Price: \$999,999
LP/SqFt: \$235.02
Year Built: 2018
ADOM: 72 **CDOM:** 72
Heated Area:4,255 SqFt / 395 SqM
Total Area: 5,380 SqFt / 500 SqM
Total Acreage: 0 to less than 1/4
Lot Features:
Flood Zone Code:X

Just reduced this beautiful home in gated community. This modern home is located in the very desirable Winter Garden area. In the gated community, this home boasts of a grand modern kitchen equipped with a built-in range and convection oven, a four-burner gas cooktop, dual ovens, a refrigerator, and a microwave. The 42-inch wood cabinetry with champagne gold handles, glass tile backsplash, a massive waterfall quartz island and an eat-in kitchen area makes it perfect for entertaining. Off the kitchen is a large extended screened-in back yard lanai measuring approximately 32x13 with French doors and is roughed in for summer kitchen. You can also access the downstairs office/study/flex room through the French doors. An ensuite is also located on the main floor with an additional full bath. Upstairs, you will find a catwalk with an extended bonus area / movie theatre, perfect for movie nights. 2 Wall closets have been installed and this can be used as a 6th bedroom. Four additional bedrooms, three bathrooms, and a laundry room with a sink and an extended linen closet provide plenty of space for the whole family. The primary master suite is fully outfitted, from the oversized walk-in closets and massive Zen spa-like bathroom to the huge oval tub surrounded by gorgeous tile and His & Her vanities. Plus, the extra-large separate glass-enclosed tiled shower with long tile bench seating and dual shower heads, including a rain shower, make it the perfect place to relax and unwind. Custom built-in options, include, 2 car garage is wired for 2 Tesla Wall Connectors, 2 security cameras in the front and back yard, 2 AC units, and permanently installed Holiday & Year-Round Programmable Lighting that Provides bright, beautiful & customizable lighting. This eliminates the hassle and worry out of hanging holiday lights ever again! There are 13 Ethernet ports throughout the home and the longest driveway in the community. This home is full of a lot of upgrades and must be seen to be appreciated. Ability to add pool, attached are customized 3D pool designs specific to this backyard for pool visualization of pool and spa potential.

Land, Site, and Tax Information

Legal Desc: BRADFORD CREEK - PHASE 2 84/91 LOT 113
SE/TP/RG: 26-22-27
Subdivision #:
Tax ID: 26-22-27-0851-01-130
Taxes: \$7,222
Homestead: Yes **CDD:** No
AG Exemption YN:
Ownership: Fee Simple

Zoning: PUD
Future Land Use:
Zoning Comp:
Tax Year: 2022
Annual CDD Fee:
Development:
Complex/Comm Name:
Flood Zone Date:
Floor #:
Census Block:
Total Units:
Lot Size Acres: 0.18

Block/Parcel: 01
Book/Page: 84/91
Front Exposure: North
Lot #: 130
Other Exemptions:
Subdiv/Condo:
Planned Unit Dev:
Census Tract:
Lot Size: 7,815 SqFt / 726 SqM

Interior Information

A/C: Central Air
Heat/Fuel: Central, Electric
Utilities: Public
Sewer: Public Sewer
Water: Public
Fireplace: No
Heated Area Source: Owner Provided
Total Area Source: Public Records

Appliances Incl: Built-In Oven, Convection Oven, Cooktop, Dishwasher, Disposal, Dryer, Exhaust Fan, Microwave, Refrigerator, Washer
Flooring Covering: Carpet, Wood
Interior Feat: Built in Features, Ceiling Fans(s), Eating Space In Kitchen, Kitchen/Family Room Combo, Master Bedroom Upstairs, Split Bedroom, Walk-In Closet(s)
of Wells:
of Septics:

Room Type	Level	Approx Dim	Flooring	Bedroom Closet Type	Features
Master Bedroom	Second	17x17	Wood		En Suite Bathroom, Tub with Separate Shower Stall
Great Room	First	19x18	Porcelain Tile		
Kitchen	First		Porcelain Tile		
Bedroom 1	First	12x12	Wood		Tub with Separate Shower Stall
Bedroom 2	Second	13x12	Carpet		
Bedroom 3	Second	13x12	Carpet		
Bedroom 4	Second	12x12	Carpet		

Exterior Information

Ext Construction: Stucco
Roof: Shingle
Foundation: Block
Property Description:

Garage Dim: , **Attached Garage Y/N:**Yes
Property Attached:
Architectural Style:

Property Description:

Ext Features: Irrigation System

Pool: None

Road Surface Type: Paved

Pool Dimensions:

Green Features

Community Information

HOA / Comm Assn: Yes

HOA Fee: \$499.21 / Required

HOA Pmt Sched: Quarterly

Mo Maint\$(add HOA):

Monthly HOA Amount: \$166

Other Fee:

Housing for Older Per: No

Elementary School: SunRidge Elementary

Middle School: SunRidge Middle

High School: West Orange High

Association Approval Required: No

Years of Ownership Prior to Leasing Required: No

Lease Restrictions: Yes

Additional Lease Restrictions: Buyer or buyer's agent to confirm any lease restrictions.

Association/Manager Name: Carmen Gray/ Associa Company

Association/Manager Contact Phone: 407-455-5950

Association Email: jackquelin.rothwell@associa.us

Association URL:

Master Assn/Name: No

Master Assn Fee:

Master Assn Ph:

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