


**ML# O4779451 10530 WOODCHASE CIR, ORLANDO**

County: Orange County	Zip Code: 32836-5872	Status: ACT	
Grid: CH10	Area (Tampa):	Unit #: List Price: \$449,900.00	
Sub Name: TURTLE CREEK		Low Price:	
Bedrooms: 3	Baths: 2	Sq Ft Heated: 2077	Year Built: 1998
Pool: N	Garage/Carport: 2 Car Garage Door Opener	MH Width:	ADOM: 147
Property: Single Family Home		CDOM: 132	Sold Price:
Total Acreage: Zero Lot Line		Sold Date:	SP/SqFt:
Water: N	Type/Name:		
Location: In County			
Virtual Tour: <a href="http://tours4.vht.com/CBF/T1125262/nobranding">http://tours4.vht.com/CBF/T1125262/nobranding</a>			

This home is located within the prestigious guard gated community of Turtle Creek in the sought after Dr. Phillips area of S.W. Orlando. The community gate is manned 24/7. Community features incl. a large pool w. clubhouse, tennis and basketball court. The lot location is premium and the property is of block and stucco construction with a tile roofing. The H.O.A. maintains lawns & landscaping - an ideal situation for a care free lifestyle or a second home feature. The one owner home is impeccably maintained & features neutral tones & many above average upgrades such as whole house hurricane shutters, interior "Sunburst" shutters, California closets, water softener, security system, built-ins in great room, fireplace, surround sound speakers and some equipment, wood flooring in great room area & so much more. The patio is spacious & is equipped w/ hurricane shutters. The backyard is unusually large for this community & is maintained by the H.O.A Association. This is your opportunity to live in a community where your neighboring subdivision values are into the millions. Come live the carefree lifestyle today!


**ML# O4780129 10806 WOODCHASE CIR, ORLANDO**

County: Orange County	Zip Code: 32836-5868	Status: ACT	
Grid: CH10	Area (Tampa):	Unit #: List Price: \$487,000.00	
Sub Name: AVALON PH 1 AT TURTLE CREEK		Low Price:	
Bedrooms: 4	Baths: 3	Sq Ft Heated: 2810	Year Built: 1997
Pool: N	Garage/Carport: 2 Car Garage Attached	MH Width:	ADOM: 145
Property: Single Family Home		CDOM: 130	Sold Price:
Total Acreage: Up to 10889 Sq. Ft.		Sold Date:	SP/SqFt:
Water: N	Type/Name:		
Location: In County			
Virtual Tour: <a href="http://www.obeo.com/U.aspx?ID=380240">http://www.obeo.com/U.aspx?ID=380240</a>			

**\*\*NOW AVAILABLE FLEXIBLE OWNER FINANCING\*\*\*\*WOW!! \*\*SELLER GIVING AWAY \$87K in EQUITY AND UP TO \$15K TOWARDS CLOSING COSTS for ACCEPTED OFFERS BY 11/15/07\*\*\*\*\* Available also ON LEASE PURCHASE TERMS\*\*\*\* \*\*Call for viewing \*\*\*\*\*This Spacious, Ready to be moved-in 4/3 2800 SF in Gated/Guarded Avalon, private walled in back yard home, with No Rear Neighbors has been RENOVATED IN & OUT, and Appraised at \$574k\*\*\*\*Home Warranty\*\*\*Lawn Maint included in HOA\*\* \*Please See Virtual Tour\*\*\*\*SEE REALTOR REMARKS\*\*\*\***


**ML# O4802490 10618 HOLLY CREST DR, ORLANDO**

County: Orange County	Zip Code: 32836-5890	Status: ACT	
Grid: CI10	Area (Tampa):	Unit #: List Price: \$489,900.00	
Sub Name: AVALON/TURTLE CREEK		Low Price:	
Bedrooms: 3	Baths: 2	Sq Ft Heated: 1892	Year Built: 2000
Pool: Y	Garage/Carport: 2 Car Garage Attached Door Opener	MH Width:	ADOM: 45
Property: Single Family Home		CDOM: 185	Sold Price:
Total Acreage: Up to 10889 Sq. Ft.		Sold Date:	SP/SqFt:
Water: N	Type/Name:		
Location: In County			
Virtual Tour:			

No maintenance ! No repairs ! You must see this 3BR/2BA home. HOA takes care of the landscaping. Home is in model showing condition and features a screened solar htd. pool, huge gourmet kitchen, spacious great room with fireplace and all in a gated community. If you haven't seen the quality that Avalon at Turtle Creek offers you're missing it. This unique community in the heart of Dr. Phillips near the attractions is special. It has a 24 hour guard on duty, community pool and clubhouse, tennis courts, and playground. This home looks like a brand new model. Make sure you have time to see this like new home.


**ML# O4810079 10513 HOLLY CREST DR, ORLANDO**

County: Orange County	Zip Code: 32836-5863	Status: ACT	
Grid: CH10	Area (Tampa):	Unit #: List Price: \$499,900.00	
Sub Name: AVALON PH 1 AT TURTLE CREEK		Low Price:	
Bedrooms: 3	Baths: 2 / 1	Sq Ft Heated: 2379	Year Built: 1998
Pool: N	Garage/Carport: 2 Car Carport Attached Door Opene	MH Width:	ADOM: 9
Property: Single Family Home		CDOM: 0	Sold Price:
Total Acreage: Up to 10889 Sq. Ft.		Sold Date:	SP/SqFt:
Water: N	Type/Name:		
Location: In City Limits			
Virtual Tour:			

Beautiful two story house, 3 bedroom 2.5 bath, located in gated community. Kitchen with corian counter tops, maple cabinets. Elegant mural of, bird of paradise in garden painted on kitchen wall. First floor has two sliding doors. Allows you to view garden. Master bedroom connects to patio and also has a large master bathroom 20x11.5 with beautiful mural painted on walls. Granite bench in shower, tub, two vanities and his & her closets. Second flo or hosts bonus room with wood burning fireplace and two additional bedrooms.


**ML# O4793889 10531 HOLLY CREST DR, ORLANDO**

County: Orange County	Zip Code: 32836-5863	Status: ACT	
Grid: CH10	Area (Tampa):	Unit #: List Price: \$499,900.00	
Sub Name: TURTLE CREEK, AVALON		Low Price:	
Bedrooms: 3	Baths: 3	Sq Ft Heated: 2292	Year Built: 1999
Pool: Y	Garage/Carport: 2 Car Garage Attached Door Opene	MH Width:	ADOM: 84
Property: Single Family Home		CDOM: 69	Sold Price:
Total Acreage: Up to 10889 Sq. Ft.		Sold Date:	SP/SqFt:
Water: N	Type/Name:		
Location: In County			
Virtual Tour: <a href="http://tours4.vht.com/CBF/T1133503/nobranding">http://tours4.vht.com/CBF/T1133503/nobranding</a>			

Beautiful 3 Bdrm, 3 Bath, POOL Home, in Guard Gated Turtle Creek in Dr. Phillips. This immaculate home is move in ready with Designer Upgrades throughout. New Carpet & Paint, Plantation Shutters, 42in Cherry Cabinets w/ Crown Molding, High Tray Ceilings, Extensive Crown Molding, Custom Robb & Stuckey Drapes & More! Spacious Great Room with a Wood Burning Fireplace & Built Ins. Quadruple Sliding Door allows you to enjoy the view of the Gorgeous Pool Area. Desirable 3 way Split Bedroom P lan with a Bathroom for every Bedroom. Enjoy the outdoors on the Extended Paved Patio or Relax in the Large Pool with a Raised Fountain. Covered Patio has a Tiled Summer Kitchen with a wine cooler, ice maker and refig. Lushly Landscaped and completel y walled in for the ultimate in Privacy. Oversized 2 Car Garage w/ Plenty of Room for Storage. Great Schools & Highly Desirable Dr. Phillips Location, just minutes to Upscale Shopping, restaurants & theme parks.


**ML# O4805046 10624 BOCA POINTE DR, ORLANDO**

County: Orange County	Zip Code: 32836-5858	Status: ACT	
Grid: CI10	Area (Tampa):	Unit #: List Price: \$814,900.00	
Sub Name: WATERS EDGE & BOCA POINTE AT TUR		Low Price:	
Bedrooms: 5	Baths: 4 / 1	Sq Ft Heated: 3902	Year Built: 1999
Pool: Y	Garage/Carport: 3+ Car Garage Door Opener Side R	MH Width:	ADOM: 34
Property: Single Family Home		CDOM: 105	Sold Price:
Total Acreage: 1/4 Acre to 21779 Sq. Ft.		Sold Date:	SP/SqFt:
Water: N	Type/Name:		
Location: Level			
Virtual Tour: <a href="http://visualtour.com/shownp.asp?sk=16&amp;t=1248744">http://visualtour.com/shownp.asp?sk=16&amp;t=1248744</a>			

This beautiful and spacious Mediterranean-Style home boasts 5 bedrooms and 4.5 bathrooms! The large office/den/library could also be used as a bedroom if needed. This Turtle Creek home is incredibly clean and well maintained inside and out. The custom kitchen contains tile flooring, corian counter tops, and 42 inch wooden cabinets. Gorgeous custom draperies and plantation shutters remain in the home. Lighted tray ceilings in formal living room, chair rails in formal dining room. Dramatic crown molding throughout. Cozy gas fireplace and 5.1 Surround Sound in family room. French doors lead out to amazing in ground pool and heated spa surrounded by lush landscaping. Screen enclosure makes a great area for entertaining and also dramatically cuts down pool cleaning duties. Patio has a sink and space for a fridge. You will love this house!! Located in the posh Turtle Creek guard gated community, it is near malls, theme parks, and all major roadways. Excellent schools nearby. You do not want to miss out on this home of your dreams!!!!


**ML# O4798865 10816 BOCA POINTE DR, ORLANDO**

County: Orange County	Zip Code: 32836-5875	Status: ACT	
Grid: CI10	Area (Tampa):	Unit #: List Price: \$860,000.00	
Sub Name: WATERS EDGE & BOCA POINTE AT TUR		Low Price:	
Bedrooms: 5	Baths: 4	Sq Ft Heated: 3984	Year Built: 1997
Pool: Y	Garage/Carport: 3+ Car Garage Door Opener Oversi		MH Width:
Property: Single Family Home			ADOM: 10
Total Acreage: Up to 10889 Sq. Ft.			CDOM: 47
Water: N	Type/Name:		Sold Price:
Location: Close to Bus Line			Sold Date:
Virtual Tour: <a href="http://www.obeo.com/U.aspx?ID=411448">http://www.obeo.com/U.aspx?ID=411448</a>			SP/SqFt:

One Of a Kind custom home. Appraised 920K Tray Ceilings, Faux painting, custom window treatments, Granite, Tile, Berber, Oak Cabinets, just a few of the upgrades. Huge Covered Lanai, pool/Spa with New Heater, 3 Car Garage complete the exterior of home. Each room in this home is detailed with masterful upgrades and features. As you come up to the front door, past the peaceful gated courtyard with fountain, you will notice all the integral faux paintings and beautiful window treatments. Relax in a Huge Spa-Like Master Bathroom complete with a Beday. Upstairs has been transformed into a state of the art movie Theater (Furniture is negotiable). Large French doors open to the pool area from the formal living room, Master Bedroom, and family room. Irrigation, Alarm system and central sound/intercom system included. Pool area has Jennair Summer Kitchen with sink, New Pool Heater heat pump, SAM Color Light System and Bubbler for Hot Tub. Beautiful Crown Molding in most of the home along with elaborate tray ceiling in Dining Room & Master Bathroom. 5th Bedroom area being used as a Theater room. All bedrooms are extremely large. Custom artwork in 3rd bedroom is perfect for a child's bedroom. Back yard is completely fenced in and surrounded by Landscaping for Ultimate Privacy! 24 Hour Gated & Security Gard Community, with Tennis, Basketball, & Park. This home is easy to show in the morning or evening. It can also be shown with rather short notice. Owner has appraisal less than 60days old for \$920,000


**ML# O4778122 10550 EMERALD CHASE DR, ORLANDO**

County: Orange County	Zip Code: 32836-5852	Status: ACT	
Grid: CI10	Area (Tampa):	Unit #: List Price: \$1,075,000.00	
Sub Name: TURTLE CREEK		Low Price:	
Bedrooms: 5	Baths: 4 / 1	Sq Ft Heated: 4765	Year Built: 1997
Pool: Y	Garage/Carport: 3+ Car Garage Attached Circular Dr		MH Width:
Property: Single Family Home			ADOM: 153
Total Acreage: 1/2 Acre to 1 Acre			CDOM: 394
Water: N	Type/Name:		Sold Price:
Location: In County			Sold Date:
Virtual Tour: <a href="http://www.visualtour.com/shownp.asp?sk=29&amp;t=727334">http://www.visualtour.com/shownp.asp?sk=29&amp;t=727334</a>			SP/SqFt:

Fabulous Cahill Built FL Traditional Estate, Desirable Oversized Lot, 5 BD, 4.5 BTHS, Office, Bonus Room, 4765 Sq. Ft., Tile Roof, Heated Pool & Spa, Hardwood & Tile Floors, Gated/Guarded Community, Excellent Schools, Home Warranty, Orlando's Gold Coast!! What a wonderful, peaceful retreat! That's what these owners love- your own private world. Oversized, magnificently re-landscaped lot with brick masonry, private wall in the rear of the lot and along one side with heavy hedges on other side- Lots to appreciate- crown moldings, volume ceilings, plantation shutters, Cook's Dream Kitchen with Corian and Granite Counters, Built in Appliances, Hardwood Cabinetry and Matching Wood for Refrigerator, Large Walk-in Pantry and wonderful "Good Morning" breakfast area with a super view of the lanai, pool and gardens where everything is blooming right now! There is an office with hardwood built-ins, spacious master suite and sitting area and huge master bath, double vanity, large walk-in shower and lots of closet space. Mid-Night Dip? Just step from the master into your wonderful screened sparkling heated pool and spa! Additional upstairs bonus space- another office for the kids and another large air conditioned room- lots of good storage. The 5th bedroom may be a teen suite with adjoining bath or theatre, exercise room. Lots of flexibility in design. Much More to See! WOW Location!


**ML# G4625210 10545 EMERALD CHASE DR, ORLANDO**

County: Orange County	Zip Code: 32836-5862	Status: ACT	
Grid: CI10	Area (Tampa):	Unit #: List Price: \$1,099,999.00	
Sub Name: WATERS EDGE & BOCA POINTE AT TUR		Low Price:	
Bedrooms: 5	Baths: 5	Sq Ft Heated: 4242	Year Built: 1998
Pool: Y	Garage/Carport: 3+ Car Garage Attached Door Open		MH Width:
Property: Single Family Home			ADOM: 77
Total Acreage: 1/4 Acre to 21779 Sq. Ft.			CDOM: 350
Water: N	Type/Name:		Sold Price:
Location: Street Private			Sold Date:
Virtual Tour: <a href="http://www.listingsmagic.com/flash/tournb.php?property_ID=28">http://www.listingsmagic.com/flash/tournb.php?property_ID=28</a>			SP/SqFt:

THERE WAS NO EXPENSE SPARED WHEN THIS MAGNIFICENT 5 BEDROOM MEDITERRANEAN STYLE HOME WAS RECENTLY RENOVATED. WELCOMED BY SOARING CEILINGS AND EXQUISITE TRAVERTINE FLOORING THROUGHOUT THE LIVING AREAS, THIS HOME BOAST PURE ELEGANCE!!! THE GOURMET DREAM KITCHEN IS BEAUTIFULLY COMPLIMENTED WITH CHERRY WOOD CABINETRY, GRANITE COUNTER TOPS, AND A TUMBLED TRAVERTINE BACK SPLASH. EACH BATHROOM HAS BEEN BLANKETED FROM WALLS TO FLOORS WITH A MIXTURE OF HAND-PICKED TRAVERTINE & MARBLE, THEN BEAUTIFULLY COMPLETED WITH ELEGANT ANTIQUE STYLE VANITIES. FINE BRAZILIAN CHERRY WOOD FLOORS HAVE BEEN ADDED IN THE FORMAL DINING ROOM, EXECUTIVE OFFICE, AND IN THE BEDROOMS, INCLUDING THE SPACIOUS GRAND MASTER SUITE. A PRIVATE SECLUDED OUTDOOR RETREAT AWAITS YOU, WITH A SUMMER KITCHEN, HEATED POOL AND SPA, RECENTLY REFINISHED WITH PEBBLE TECH SURFACING. THE AMENITIES IN THIS HOME ARE ENDLESS, AND INCLUDE A LIVING ROOM FIRE PLACE, REMOTE CONTROLLED BLINDS, INTERCOM & ALARM SYSTEMS, GUEST ROOM WITH PRIVATE BATH, 3 CAR GARAGE, GATED COMMUNITY WITH 24 HR SECURITY, DR. PHILLIPS SCHOOLS.....


**ML# O4784690 10616 EMERALD CHASE DR, ORLANDO**

County: Orange County	Zip Code: 32836-5877	Status: ACT	
Grid: C110	Area (Tampa):	Unit #: List Price: \$1,148,900.00	
Sub Name: TURTLE CREEK		Low Price:	
Bedrooms: 5	Baths: 5	Sq Ft Heated: 4127	Year Built: 1997
Pool: Y	Garage/Carport: 3+ Car Garage Door Opener Side R	MH Width:	ADOM: 126
Property: Single Family Home		CDOM: 306	Sold Price:
Total Acreage: Up to 10889 Sq. Ft.		Sold Date:	SP/SqFt:
Water: Y	Type/Name:		
Location: In County			
Virtual Tour: <a href="http://tours4.vht.com/CBF/T50004573/nobranding">http://tours4.vht.com/CBF/T50004573/nobranding</a>			

Pond view and frontage in popular Turtle Creek. Spacious 4100 s.f. 5 bedroom home with game room/bonus loft plus private imagination room for exercise/yoga/playroom/music or more! Relax by your pool and spa and enjoy your view! Great opportunity to be in this lovely gated community. Lots of flexibility of space and room utilization. 3 bedrooms and 3 bathrooms downstairs including the master bedroom. 2 bedroom, 2 baths plus bonus/game room and the imagination room or studio upstairs! Beautiful details through out this home, extensive crown molding, french doors, new cherry wood flooring and more.


**ML# O4779459 10501 EMERALD CHASE DR, ORLANDO**

County: Orange County	Zip Code: 32836-5862	Status: ACT	
Grid: CL01	Area (Tampa):	Unit #: List Price: \$1,150,000.00	
Sub Name: WATERS EDGE & BOCA POINTE AT TUR		Low Price:	
Bedrooms: 4	Baths: 4	Sq Ft Heated: 4063	Year Built: 2001
Pool: Y	Garage/Carport: 3+ Car Garage Attached Door Open	MH Width:	ADOM: 147
Property: Single Family Home		CDOM: 132	Sold Price:
Total Acreage: 1/4 Acre to 21779 Sq. Ft.		Sold Date:	SP/SqFt:
Water: N	Type/Name:		
Location: Corner Lot			
Virtual Tour:			

NEWLY REMODELED, KARASTAN CARPETS 8 SEAT THEATRE ROOM, PAVER DRIVE-WALK WAY, HOME THEATRE SYSTEM & FURNISHING, DOUBLE CROWN MOLDING, CUSTOM CHAIR RAIL & PICTURE FRAME COUNTRY KITCHEN POOL AREA, MASTER SUITE GROUND FLOOR, BUILT IN ENTERTAINMENT IN FAM CHERRY CABINETS, CUSTOM CHAIR RAIL/WALL FRAME/DOUBLE FRENCH DOOR/10 FOOT DOORS


**ML# O4778939 10629 BOCA POINTE DR, ORLANDO**

County: Orange County	Zip Code: 32836-5853	Status: ACT	
Grid: 092428	Area (Tampa):	Unit #: List Price: \$1,154,000.00	
Sub Name: TURTLE CREEK/BOCA POINTE		Low Price:	
Bedrooms: 5	Baths: 4 / 1	Sq Ft Heated: 5076	Year Built: 2002
Pool: Y	Garage/Carport: 3+ Car Garage Door Opener Side R	MH Width:	ADOM: 149
Property: Single Family Home		CDOM: 134	Sold Price:
Total Acreage: 1/4 Acre to 21779 Sq. Ft.		Sold Date:	SP/SqFt:
Water: N	Type/Name:		
Location: In County			
Virtual Tour: <a href="http://www.obeo.com/U.aspx?ID=379655">http://www.obeo.com/U.aspx?ID=379655</a>			

Magnificent Mediterranean style home with all of the upgrades you expect - soaring architectural ceilings, custom paint finishes with Tuscan murals that complement the decor of this sumptuous residence. Professional window treatments and columns accent the feel of comfortable luxury. Gourmet kitchen offers granite countertops & island with built-in appliances. The media room/bonus room for your favorite movies will accommodate all the newest technology associated with this space. The home features one of the largest lots in the neighborhood with no neighbors to the west, ensuring a sense of privacy. This is a guard-gated community with 24 hour security.



ML# O4774787

10539 EMERALD CHASE DR, ORLANDO

County:	Orange County	Zip Code:	32836-5862	Status:	ACT
Grid:	CI10	Area (Tampa):		Unit #:	
Sub Name:	WATERS EDGE & BOCA POINTE AT TUR			Low Price:	\$1,225,000.00
Bedrooms:	6	Baths:	4 / 1	Sq Ft Heated:	5272
Pool:	Y	Garage/Carport:	3+ Car Garage Attached Door Open	Year Built:	2000
Property:	Single Family Home			MH Width:	
Total Acreage:	1/4 Acre to 21779 Sq. Ft.			ADOM:	167
Water:	N	Type/Name:		CDOM:	418
Location:	In County			Sold Price:	
Virtual Tour:				Sold Date:	
				SP/SqFt:	

Owners Motivated Submit All Proposals! Absolute Best Buy in Turtle Creek, Quick Occupancy,Below Appraised Value,Private Mother In Law/Guest Suite with Refrigerator,Dishwasher,Private Bathroom,Custom Theater Room,Screened Pool Area,4 Car Garage,Central Vacuum sYS.,Granite Countertops,Subzero Refrigerator,Security sys.,Wine Chiller,Wet Bar & Grill, Surround Sound Sys.,Video Monitor,Fireplace,Breakfast Nook,Tile Roof,Plantation Shutters,Wood/Tile Flooring,Walkin Pantry,Under Cabinetry Lighting,Aqua Link P ool Sys.,Master Bedroom Downstairs Plus Additional 3 Bedrooms Downstairs