


**Home Sales in Vizcaya from Your
Neighborhood Specialist, Hojin Chang**


Presented by: HOJIN CHANG
COLDWELL BANKER RESIDENTIAL RE
hojin.chang@floridamoves.com
407-234-8659



	TIVOLI DR		\$389,500.00
	Status:	Sold	O4742830
	Bedrooms:	3	Location: Corner Lot
	Full/Half Baths:	2 / 1	Year Built: 2002
	SqFt:	2,174	Waterfront Type:
	Pool:	N	Sold Price/Date: \$370,000.00 08/06/07
<p>"Contingency contract pending-Right of first refusal. Call listing office. ABD BULT TOWN HOME,END UNIT,TRAVERTINE FLOORING -FRESHLY PAINTED WITH NEW CARPETING AND A GOURMET KTICHEN AND CENTER ISLAND WITH CORAIN COUNTERTOPS AND UPSTAIRS BALCONY AND MORE-"</p> <p>Virtual Tour: http://www.circlepix.com/home2/PBA5R7</p>			

	VIA VERONA ST		\$399,000.00
	Status:	Sold	O4769472
	Bedrooms:	3	Location: Close to Bus Line
	Full/Half Baths:	2 / 1	Year Built: 2003
	SqFt:	2,060	Waterfront Type: Pond
	Pool:	N	Sold Price/Date: \$397,000.00 07/09/07

	VIA BELLA NOTTE .		\$424,900.00
	Status:	Sold	O4735541
	Bedrooms:	3	Location: Corner Lot
	Full/Half Baths:	2 / 1	Year Built: 2003
	SqFt:	2,363	Waterfront Type:
	Pool:	N	Sold Price/Date: \$410,000.00 05/31/07
<p>"Wonderful Pulte 3/2.5 Townhome in Bella Notte at Vizcaya,gated and guarded, lots of moldings, volume ceilings, end unit, cherry 42 inch cabinets, tile floors and custom window treatments. Master on first floor with luxury bath! Near community pool!"</p> <p>Virtual Tour: http://www.visualtour.com/show.asp?sk=29&t=834094</p>			

	THE ESPLANADE #13		\$434,900.00
	Status:	Sold	O4740408
	Bedrooms:	3	Location: Sidewalk
	Full/Half Baths:	2 / 1	Year Built: 2003
	SqFt:	2,068	Waterfront Type:
	Pool:	N	Sold Price/Date: \$430,000.00 04/02/07
<p>"Immaculate Townhome in the award winning guard gated community of Vizcaya. Features a gourmet kitchen, professional decor a 2 car garage & much more. Located in the heart of Dr. Phillips, this home is close to shopping, dining and major highways"</p> <p>Virtual Tour: http://www.visualtour.com/show.asp?sk=29&t=851096</p>			

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VIA BELLA NOTTE ST.

\$449,500.00

Status:	Sold		O4746329
Bedrooms:	3	Location:	In County
Full/Half Baths:	2 / 1	Year Built:	2003
SqFt:	2,547	Waterfront Type:	
Pool:	N	Sold Price/Date:	\$439,000.00 07/20/07

"Absolutely gorgeous end unit townhome within walking distance to "Restaurant Row" & shopping. 3/2.1 with loft. Granite, plantation shutters, designer colors, columns & many other custom features."



THE ESPLANADE UNIT

\$455,000.00

Status:	Sold		O4772500
Bedrooms:	2	Location:	In City Limits
Full/Half Baths:	2	Year Built:	2007
SqFt:	1,824	Waterfront Type:	Lake
Pool:	N	Sold Price/Date:	\$445,000.00 08/03/07

"Close-out of luxury condos in award-winning community of Vizcaya in SW Orlando on Little Sand Lake. Only 4 new units left. Brand new with lots of upgrades."



TIVOLI DR

\$475,900.00

Status:	Sold		S4621355
Bedrooms:	4	Location:	In County
Full/Half Baths:	3 / 1	Year Built:	2002
SqFt:	2,836	Waterfront Type:	
Pool:	N	Sold Price/Date:	\$450,000.00 10/25/07

"Quality features throughout such as screened porch w/tile flooring, upgraded cabinets, tile and slate flooring, Master downstairs. PQ letter or proof of funds with copy of deposit check to accompany offers, special addenda required"



VIA VERONA ST

\$549,000.00

Status:	Sold		O4758759
Bedrooms:	4	Location:	Street Paved
Full/Half Baths:	3 / 0	Year Built:	2004
SqFt:	2,161	Waterfront Type:	
Pool:	Y	Sold Price/Date:	\$520,000.00 06/28/07

"4TH BEDROOM DEN/OFFICE, VERY OPEN & HIGH CEILING. HEATED POOL & SPA W/SCREENED LANAI*JACUZZI*. CUSTOM BLINDS. TILE ROOF, TINTED WINDOWS, ON Q AUTO ENTIRE HOUSE WIRED FOR HIGH SPEED."

Virtual Tour: <http://www.visualtour.com/show.asp?sk=13&t=953684>

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THE ESPLANADE 9 **\$579,000.00**

Status:	Sold		O4674580
Bedrooms:	2	Location:	In City Limits
Full/Half Baths:	2	Year Built:	2006
SqFt:	2,162	Waterfront Type:	Lake
Pool:	N	Sold Price/Date:	\$536,000.00 03/30/07

"THIS CONDO IS BRAND NEW! NEVER LIVED IN DIRECTLY ON BIG SAND LAKE ,AND IS PRICED WELL BELOW OTHER ON THE SAME LAKE SIDE-MANY UPGRADES SUCH AS STAINLESS STEEL APPLIANCES,GRANITE COUNTER TOPS,EXTENSIVE TILE ,AND MORE-DON'T WAIT-THIS WON'T LAST."



THE ESPLANADE DR. **\$580,000.00**

Status:	Sold		G4608215
Bedrooms:	2	Location:	In City Limits
Full/Half Baths:	2	Year Built:	2004
SqFt:	2,162	Waterfront Type:	Lake
Pool:	N	Sold Price/Date:	\$530,000.00 03/26/07

"This is an absolutely spectacular condo! The amazing views of Big Sand Lake and the night time fireworks are just the beginning. Very spacious with beautiful wood floors and an exquisite kitchen. Simply a beautiful home!"



VIA BELLA NOTTE VIA **\$599,000.00**

Status:	Sold		O4753990
Bedrooms:	4	Location:	Close to Bus Line
Full/Half Baths:	3	Year Built:	2003
SqFt:	3,260	Waterfront Type:	
Pool:	Y	Sold Price/Date:	\$540,000.00 07/20/07

"***NEW PRICE*** Immaculate home in gated VIZCAYA. Walk to Restaurant Row ! 16" imported tile . Oversized salt pool with heated spa. LOWEST PRICED 3260 sq ft home w/ 3-car garage , best Dr. Phillips schools. !!BONUS \$10,000 TO BUYER'S CLOSING COSTS!!"



LIVORNO DR **\$724,900.00**

Status:	Sold		O4754859
Bedrooms:	4	Location:	Sidewalk
Full/Half Baths:	3	Year Built:	2001
SqFt:	3,148	Waterfront Type:	
Pool:	N	Sold Price/Date:	\$675,000.00 07/17/07

"Join the great lifestyle of Vizcaya's estate section. A lakefront gated community near fine shops, restaurants & E-Z access to attractions. Enjoy fine appointments of a pristine Mediterranean - hwd floors, plantations shutters, granite, & chef's kitchen."


Virtual Tour: <http://www.obeo.com/U.aspx?ID=345430>

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	THE ESPLANADE # 130 ST		\$1,049,000.00
	Status:	Sold	O4679513
	Bedrooms:	3	Location: Close to Bus Line
	Full/Half Baths:	3	Year Built: 2004
	SqFt:	3,401	Waterfront Type: Chain of Lakes
	Pool:	N	Sold Price/Date: \$900,000.00 05/15/07
<p>"Incredible 2-story Penthouse with WORLD CLASS views in desirable Vizcaya & walking distance to 'restaurant row' & in the heart of Dr. Phillips! Lakeviews on the front balcony and all through back interior - also granite, imp.tile, Berber, stainless, more!"</p> <p>Virtual Tour: http://tours3.vht.com/CBF/T1073706/nobranding</p>			

No Photo Available	THE ESPLANADE ST		\$1,054,546.00
	Status:	Sold	O4765259
	Bedrooms:	4	Location: In County
	Full/Half Baths:	3	Year Built: 2007
	SqFt:	2,903	Waterfront Type: Lake
	Pool:	N	Sold Price/Date: \$1,054,546.00 03/27/07

	TIVOLI DR		\$1,099,000.00
	Status:	Sold	O4703564
	Bedrooms:	5	Location: Street Paved
	Full/Half Baths:	3	Year Built: 2002
	SqFt:	3,407	Waterfront Type: Lake
	Pool:	Y	Sold Price/Date: \$969,000.00 01/16/07
<p>"Prime Dr. Phillips location, man-gated residence boasts spectacular panoramic views of LK Serene w/nightly fireworks. Step through voluminous entry, into 2 story, elevated lakefront, 5/3, 3407 sq ft home, w/heated pool/spa, DBL fireplace. A-rated schools."</p> <p>Virtual Tour: http://www.obeo.com/U.aspx?ID=288309</p>			

	LIVORNO DR		\$1,200,000.00
	Status:	Sold	O4740672
	Bedrooms:	5	Location: Street Paved
	Full/Half Baths:	4 / 1	Year Built: 2001
	SqFt:	3,862	Waterfront Type:
	Pool:	Y	Sold Price/Date: \$1,000,000.00 05/18/07
<p>"THIS IS ONE HOME YOU DON'T WANT TO MISS! THIS GORGEOUS 5 BED/4.5 BATH HOME WRAPS AROUND PRIVATE COURTYARD W/LOVELY POOL & SPA. OVER \$40,000 IN UPGRADES ADDED IN PAST 2 YEARS. BRAND NEW BAR/SPORTS ROOM ADDED. TRULY A UNIQUE HOME!"</p> <p>Virtual Tour: http://www.obeo.com/U.aspx?ID=329007</p>			

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VIA ROSA \$1,499,000.00

Status:	Sold		O4764843
Bedrooms:	4	Location:	Sidewalk
Full/Half Baths:	3 / 1	Year Built:	2004
SqFt:	4,287	Waterfront Type:	Chain of Lakes
Pool:	Y	Sold Price/Date:	\$1,325,000.00 08/03/07

"Breathtaking Lakefront views from this exquisitely finished custom Italian villa on Little Sand Lake. 4car side entry garage w/circular driveway. Owner is licensed."

Virtual Tour: <http://tours4.vht.com/CBF/T1116276/nobranding>