

**ML# S4679783****6437 HIDDEN DALE AVE, ORLANDO**

County: Orange County	Zip Code: 32819-6904	Status: SLD
Sub Name: SAND LAKE HILLS SEC 5	Unit #:	List Price: \$139,000.00
Bedrooms: 4	Baths: 2 / 1	Sq Ft Heated: 2,541
Pool: N	Garage/Carport: 2 Car Garage Attached	Year Built: 1979
Property: Single Family Home		Special Sale: REO/Bank Owned
Total Acreage: 1/4 Acre to 21779 Sq. Ft.		ADOM: 122
Pets Y/N: Y	# of Pets:	CDOM: 122
Water Frontage:		Sold Price: \$136,200.00
Water Access:		Sold Date: 06/23/11
View:	Water Extras:	SP/SqFt: \$53.60
Location: Sidewalk		
Virtual Tour:		

Large corner lot! Two story 4 Bedroom/2.5 bath home features spacious living room, dining, family room and eat-in kitchen. Inside laundry room. Upstairs master suite has dual sink vanity and shower. 2-car garage and oversized back yard. Minutes to schools, dining, shopping, major roadways and more. Purchase this property for as little as 3% down! Close on or before June 30th, 2011 & receive up to 3.5% in Closing Cost Assistance. See attachments for more information & eligibility requirements.

**ML# S4680229****6246 MORNING MIST LN, ORLANDO**

County: Orange County	Zip Code: 32819-6915	Status: SLD
Sub Name: SAND LAKE HILLS SEC 10	Unit #:	List Price: \$139,900.00
Bedrooms: 3	Baths: 2 / 1	Sq Ft Heated: 1,928
Pool: N	Garage/Carport: 2 Car Garage Attached Door Open	Year Built: 1986
Property: Single Family Home		Special Sale: None
Total Acreage: Up to 10889 Sq. Ft.		ADOM: 91
Pets Y/N: Y	# of Pets:	CDOM: 91
Water Frontage:		Sold Price: \$140,000.00
Water Access:		Sold Date: 05/10/11
View:	Water Extras:	SP/SqFt: \$72.61
Location: Close to Bus		
Virtual Tour:		

ESTATE SALE IN DR. PHILLIPS. HOME IS A TRI-LEVEL COLONIAL WITH A BRICK WOOD BURNING FIREPLACE WHICH HAS NEVER BEEN USED. ALL BEDROOMS ARE UPSTAIRS. OVERSIZED PRIVATE LOT. PRICED TO SELL QUICKLY. GREAT NEIGHBORHOOD AND GREAT SCHOOLS. DON'T MISS THIS GREAT OPPORTUNITY!!!

**ML# S4678320****8576 TANSY DR, ORLANDO**

County: Orange County	Zip Code: 32819-4525	Status: SLD
Sub Name: SAND LAKE HILLS SEC 1	Unit #:	List Price: \$149,900.00
Bedrooms: 3	Baths: 2 / 0	Sq Ft Heated: 1,732
Pool: N	Garage/Carport: 2 Car Garage Attached Door Open	Year Built: 1973
Property: Single Family Home		Special Sale: None
Total Acreage: 1/4 Acre to 21779 Sq. Ft.		ADOM: 66
Pets Y/N:	# of Pets:	CDOM: 66
Water Frontage:		Sold Price: \$110,000.00
Water Access:		Sold Date: 02/03/11
View:	Water Extras:	SP/SqFt: \$63.51
Location: Close to Bus		
Virtual Tour:		

Location..Location! !! At a great price formal living and dining room, family room with built-in book shelves, large kitchen with breakfast bar, inside laundry, split plan on large lot with 2-car garage. Front covered porch all in the Dr. Phillips area. This will not last long, hurry !!!

**ML# T2457970****8643 SHADY GLEN DR, ORLANDO**

County: Orange County	Zip Code: 32819-4195	Status: SLD
Sub Name: SAND LAKE HILLS SEC 7A	Unit #:	List Price: \$154,900.00
Bedrooms: 3	Baths: 2 / 0	Sq Ft Heated: 1,674
Pool: N	Garage/Carport: 2 Car Garage None	Year Built: 1983
Property: Single Family Home		Special Sale: REO/Bank Owned
Total Acreage: 1/4 Acre to 21779 Sq. Ft.		ADOM: 34
Pets Y/N:	# of Pets:	CDOM: 34
Water Frontage:		Sold Price: \$147,500.00
Water Access:		Sold Date: 05/09/11
View:	Water Extras:	SP/SqFt: \$88.11
Location: In County		
Virtual Tour:		

Great Deal on this single family home! This house is clean and in move in ready condition. Don't miss out, bring your offers! This property is eligible under the Freddie Mac First Look Initiative through 2/25/2011.

**ML# O5010482****8547 BANYAN BLVD, ORLANDO**

County: Orange County	Zip Code: 32819-4124	Status: SLD
Sub Name: SAND LAKE HILLS SEC 4	Unit #:	List Price: \$154,995.00
Bedrooms: 4	Baths: 2 / 0	Sq Ft Heated: 1,951
Pool: Y	Garage/Carport: 2 Car Garage Attached	Year Built: 1979
Property: Single Family Home		Special Sale: REO/Bank Owned
Total Acreage: 1/4 Acre to 21779 Sq. Ft.		ADOM: 114
Pets Y/N:	# of Pets:	CDOM: 114
Water Frontage:		Sold Price: \$148,950.00
Water Access:		Sold Date: 03/11/11
View:	Water Extras:	SP/SqFt: \$76.35
Location: Street Paved		
Virtual Tour:		

Location, Location, Location! Brand New Roof! Brand New Master Bathroom Vanity! Scores of Potential! Corporate Owned, Sold AS-IS. Buyer to Pay Mandatory HOA Transfer Fee of \$250.00 at Closing. All Financing Contingencies MUST Be Met & Removed Within 14 CALENDAR Days of Contract Effective Date. All Offers Are Subject to the Seller's REQUIRED Addenda (Generated at Offer Acceptance.) The Seller WILL NOT MAKE ANY REPAIRS. Buyer to Verify HOA (if Applicable), Room Dimensions, Lot Size and Taxes. If Offer is for Financing, Buyer is Responsible for the Cost of ANY Lender Required Repairs. Property is Sold AS-IS with No Repairs. This is NOT a Short Sale. If Offer is Cash or Investor Contract Is Not Contingent on Inspections. Buyer Can Inspect Prior to Contract Execution. Seller Reserves to Right to Charge a \$100.00 Per Diem Due to Any Delay in Closing at No Fault of the Seller. *REQUIRED ATTACHMENT IN MLS MUST ACCOMPANY ALL OFFERS*

**ML# O4983456****6214 MORNING MIST LN, ORLANDO**

County: Orange County	Zip Code: 32819-6915	Status: SLD
Sub Name: SAND LAKE HILLS SEC 10	Unit #:	List Price: \$159,900.00
Bedrooms: 4	Baths: 2	Sq Ft Heated: 1,834
Pool: N	Garage/Carport: 2 Car Garage Attached	Year Built: 1985
Property: Single Family Home		Special Sale: Short Sale
Total Acreage: 1/4 Acre to 21779 Sq. Ft.		ADOM: 269
Pets Y/N: N	# of Pets:	CDOM: 327
Water Frontage:		Sold Price: \$155,000.00
Water Access:		Sold Date: 06/23/11
View:	Water Extras:	SP/SqFt: \$84.51
Location: City Limits		
Virtual Tour:		

Short sale: approval of the owner(s) of record lender(s) may be conditioned upon the gross commission being reduced, any reduction in gross compensation will be apportioned 50/50 between listing and cooperating brokers. BANK APPROVED PRICE. BPO COMPLETED. 3% buyers closing cost credit approved at a full price offer!

**ML# 05037478****8126 GOLDEN SANDS DR, ORLANDO**

County: Orange County	Zip Code: 32819-6912	Status: SLD
Sub Name: SAND LAKE HILLS	Unit #:	List Price: \$159,990.00
Bedrooms: 4	Baths: 2 / 0	Sq Ft Heated: 1,914
Pool: N	Garage/Carport: 2 Car Garage Attached Door Open	Year Built: 1986
Property: Single Family Home		Special Sale: None
Total Acreage: 1/4 Acre to 21779 Sq. Ft.		ADOM: 12
Pets Y/N: Y	# of Pets:	CDOM: 12
Water Frontage:		Sold Price: \$155,000.00
Water Access:		Sold Date: 05/12/11
View:	Water Extras:	SP/SqFt: \$80.98
Location: Sidewalk		
Virtual Tour: http://www.obeo.com/u.aspx?ID=656039		

Wonderful 4 Bedroom, 2 Bath, 2 Car Garage, home in Desirable Dr. Phillips!! Lovingly Cared For By the Original Owners. This home has a New Roof in 2007, Exterior Painted in 2007, New A/C in 2005 and Duct Work Replaced. It also offers a Split Bedroom Plan, an open Kitchen with a Breakfast Bar overlooking the Family Room, and a formal Living and Dining Room. You will love the Spacious Covered and Screened in Patio that overlooks the Large Fully Fenced and Private Back Yard. You can even see Disney Fireworks at Night. Great Dr. Phillips Schools and Location! Just Minutes to Shopping, Restaurants, Parks, and More. Conveniently Located with Quick and Easy Access to I-4, the Beachline and the Turnpike, to get you anywhere you need to go. Don't miss this Opportunity to own a Great home, in a wonderful neighborhood, with a Fantastic Location!!

**ML# 05028840****8132 BLUESTAR CIR, ORLANDO**

County: Orange County	Zip Code: 32819-6909	Status: SLD
Sub Name: SAND LAKE HILLS SEC 11	Unit #:	List Price: \$166,900.00
Bedrooms: 4	Baths: 2 / 0	Sq Ft Heated: 1,914
Pool: N	Garage/Carport: 2 Car Garage Attached	Year Built: 1986
Property: Single Family Home		Special Sale: None
Total Acreage: Up to 10889 Sq. Ft.		ADOM: 86
Pets Y/N: Y	# of Pets:	CDOM: 86
Water Frontage:		Sold Price: \$157,500.00
Water Access:		Sold Date: 05/19/11
View:	Water Extras:	SP/SqFt: \$82.29
Location: In County		
Virtual Tour:		

NOT a short sale!! 4/2 with large yard and newer A/C and roof. Open floor plan with a formal living/dining room. Low HOA fees. Location, Location, Location, Dr. Phillips Area!. Great Schools, Shopping, and Restaurant. Close to major highways and attractions. Large screened in porch, great for entertaining. Don't miss out of this great buy!

**ML# S4678914****8601 SHADY GLEN DR, ORLANDO**

County: Orange County	Zip Code: 32819-4195	Status: SLD
Sub Name: SAND LAKE HILLS SEC 7A	Unit #:	List Price: \$169,900.00
Bedrooms: 4	Baths: 3 / 0	Sq Ft Heated: 2,472
Pool: Y	Garage/Carport: 2 Car Garage Attached	Year Built: 1984
Property: Single Family Home		Special Sale: REO/Bank Owned
Total Acreage: 1/4 Acre to 21779 Sq. Ft.		ADOM: 83
Pets Y/N: Y	# of Pets:	CDOM: 83
Water Frontage:		Sold Price: \$167,000.00
Water Access:		Sold Date: 05/31/11
View:	Water Extras:	SP/SqFt: \$67.56
Location: In County		
Virtual Tour:		

Location, Location, Location! This 4 bedroom/ 3 bath Pool Home is located in the desired Dr. Phillips area! Great southwest location. Established neighborhood just minutes from great restaurants and shopping. Easy access to I-4 and area attractions! Enjoy all of the great restaurants off Sand Lake Road! Don't wait! Free appraisal and credit report if finances through Bank of America Home Loans.

**ML# O5014713****8559 TANSY DR, ORLANDO**

County: Orange County	Zip Code: 32819-4512	Status: SLD
Sub Name: SAND LAKE HILLS SEC 1	Unit #:	List Price: \$174,900.00
Bedrooms: 3	Baths: 2 / 0	Sq Ft Heated: 1,818
Pool: N	Garage/Carport: 2 Car Garage Attached Door Open	Year Built: 1975
Property: Single Family Home		Special Sale: None
Total Acreage: 1/4 Acre to 21779 Sq. Ft.		ADOM: 59
Pets Y/N:	# of Pets:	CDOM: 59
Water Frontage:		Sold Price: \$160,000.00
Water Access:		Sold Date: 03/04/11
View:	Water Extras:	SP/SqFt: \$88.01
Location: Sidewalk		
Virtual Tour:		

Great Location!! This very well maintained home has a split bedroom plan, with a formal living room and dining room. Screened in porch and beautifully landscaped! Don't miss this opportunity to own a home in this great neighborhood! Not a short sale!!

**ML# O5022252****6121 MARLBERRY DR, ORLANDO**

County: Orange County	Zip Code: 32819-4548	Status: SLD
Sub Name: SAND LAKE HILLS SEC 1	Unit #:	List Price: \$175,000.00
Bedrooms: 4	Baths: 2 / 0	Sq Ft Heated: 1,962
Pool: Y	Garage/Carport: 2 Car Garage Attached Door Open	Year Built: 1973
Property: Single Family Home		Special Sale: None
Total Acreage: 1/4 Acre to 21779 Sq. Ft.		ADOM: 31
Pets Y/N: N	# of Pets:	CDOM: 31
Water Frontage:		Sold Price: \$155,000.00
Water Access:		Sold Date: 02/22/11
View:	Water Extras:	SP/SqFt: \$79.00
Location: Level		
Virtual Tour:		

Just Reduced in East Bay 4 bedroom 2 bath pool home with 2 car side load garage, large fenced yard, dark room, formal areas, sunny kitchen, new Trane heat pump, irrigation system and hot water system. Screened patio overlooking pool and back yard. Great location walking distance to library, restaurants and shopping.

**ML# O5039006****8404 BLUE PINE CT, ORLANDO**

County: Orange County	Zip Code: 32819-4175	Status: SLD
Sub Name: SAND LAKE HILLS SEC 8	Unit #:	List Price: \$184,900.00
Bedrooms: 4	Baths: 2 / 0	Sq Ft Heated: 1,952
Pool: Y	Garage/Carport: 2 Car Garage Attached	Year Built: 1984
Property: Single Family Home		Special Sale: None
Total Acreage: 1/4 Acre to 21779 Sq. Ft.		ADOM: 10
Pets Y/N:	# of Pets:	CDOM: 10
Water Frontage:		Sold Price: \$185,001.00
Water Access:		Sold Date: 06/03/11
View:	Water Extras:	SP/SqFt: \$94.78
Location: Cul-De-Sac		
Virtual Tour:		

Spacious 4 Bedroom 2 Bath split floor plan on Dr. Phillips area. Master suite with walk in closet, formal living/ dining room, eat-in kitchen with all appliances included. Large screened in porch great for entertaining! You will love the oversized fenced back yard with an open pool. Property is located on a cul-de-sac. Beautiful location, Great school! Close to Shopping, Restaurants, Major Highways, & area attractions.

**ML# O5027725****8116 CARAWAY DR, ORLANDO**

County:	Orange County	Zip Code:	32819-4576	Status:	SLD
Sub Name:	SAND LAKE HILLS SEC 3	Unit #:		List Price:	\$199,900.00
Bedrooms:	3	Baths:	2 / 0	Sq Ft Heated:	2,385
Pool:	Y	Garage/Carport:	2 Car Garage Attached	Low Price:	
Property:	Single Family Home			Year Built:	1978
Total Acreage:	1/4 Acre to 21779 Sq. Ft.			Special Sale:	None
Pets Y/N:		# of Pets:		ADOM:	24
Water Frontage:				CDOM:	24
Water Access:				Sold Price:	\$185,000.00
View:	Water Extras:			Sold Date:	03/22/11
Location:	In County			SP/SqFt:	\$77.57
Virtual Tour:					

BACK ON MARKET! DRASTIC PRICE REDUCTION!! BETTER THAN REO AND SHORT SALE!!! NOTHING MISSING AND NO WAITING FOR APPROVAL!!!! VACANT AND SEE WHENEVER YOU LIKE!!!! BEAUTY OF DR. PHILLIPS!!!!!! Location! Location!! Location!!! Recently renovated home with Brand New roof ! replaced dry wall and popcorn by knockdown textures, granite counter tops, Fresh paint in and out including swimming pool, New carpet, mosaic garage, walkway and paved backyard. Formal dining and additional serving counter in multi-purpose room. Over sized pool with screen enclosure. Big fireplace and new crown molding in all living areas. Redesigned lawn and landscaping. This home is only one of its kind. The pictures don't say it all, this is a must see for your justification, should not be compared with the short sale and foreclosed one.

**ML# O5022284****8470 SANDBERRY BLVD, ORLANDO**

County:	Orange County	Zip Code:	32819-6908	Status:	SLD
Sub Name:	SAND LAKE HILLS	Unit #:		List Price:	\$209,800.00
Bedrooms:	4	Baths:	2 / 1	Sq Ft Heated:	2,574
Pool:	Y	Garage/Carport:	2 Car Garage Attached Door Open	Low Price:	
Property:	Single Family Home			Year Built:	1984
Total Acreage:	1/4 Acre to 21779 Sq. Ft.			Special Sale:	None
Pets Y/N:	Y	# of Pets:	2	ADOM:	89
Water Frontage:				CDOM:	89
Water Access:				Sold Price:	\$205,000.00
View:	Water Extras:			Sold Date:	06/15/11
Location:	In County			SP/SqFt:	\$79.64
Virtual Tour:					

Wow! Nice, Spacious family home (2500 + sq. ft) w/Pool in Popular Dr. Phillips, Lots of remodeling (Kitchen, Baths, Floors, etc.) Priced to sell, this home is Not a short sale or REO.

**ML# O5013155****6345 HIDDEN DALE AVE, ORLANDO**

County:	Orange County	Zip Code:	32819-4113	Status:	SLD
Sub Name:	SAND LAKE HILLS SEC 5	Unit #:		List Price:	\$217,700.00
Bedrooms:	4	Baths:	2 / 0	Sq Ft Heated:	2,378
Pool:	N	Garage/Carport:	2 Car Garage Attached Door Open	Low Price:	
Property:	Single Family Home			Year Built:	1980
Total Acreage:	1/4 Acre to 21779 Sq. Ft.			Special Sale:	None
Pets Y/N:	Y	# of Pets:		ADOM:	142
Water Frontage:				CDOM:	670
Water Access:				Sold Price:	\$199,900.00
View:	Water Extras:			Sold Date:	05/17/11
Location:	Corner Lot			SP/SqFt:	\$84.06
Virtual Tour:					

Nestled in the heart of Southwest Orange County, this four bedroom/two bath home is looking for a new owner. The original owners raised three children here with them going to the best schools the county has to offer. The lot is large with mature landscaping with plenty of room for a pool. The home has split bedrooms, with a separate living room and dining room, family room off the kitchen and a large 30 x 13 bonus room. This is a GREAT home located in a GREAT neighborhood with GREAT schools and GREAT shopping and recreation. This home needs a GREAT family to move in.

**ML# 05008682****6888 TAMARIND CIR, ORLANDO**

County:	Orange County	Zip Code:	32819-4585	Status:	SLD
Sub Name:	SAND LAKE HILLS SEC 2	Unit #:		List Price:	\$219,000.00
Bedrooms:	4	Baths:	2 / 0	Sq Ft Heated:	1,937
Pool:	Y	Garage/Carport:	2 Car Garage Attached Door Open	Low Price:	
Property:	Single Family Home			Year Built:	1977
Total Acreage:	1/4 Acre to 21779 Sq. Ft.			Special Sale:	Short Sale
Pets Y/N:	Y	# of Pets:		ADOM:	35
Water Frontage:				CDOM:	35
Water Access:				Sold Price:	\$205,000.00
View:		Water Extras:		Sold Date:	02/08/11
Location:	Close to Bus			SP/SqFt:	\$105.83
Virtual Tour:					

Short Sale. This 4 bdrm/2 bath home has 1937 sq ft of living space on a .29 acre lot. Double car garage, w/ fenced backyard, and mature landscaping. The roof was upgraded to a stonecoated metal roof w/radiant barrier and 50 yr warranty. Looks like tile! The entrance foyer and throughout the living areas you will find 21" neutral tone ceramic tiles. A formal 15x13 dining room opens to a spacious kitchen with granite counters, double tier island/breakfast bar, honey spice maple Kitchen Aid cabinets w/ stainless hardware, full extension drawers and carasole corner cabinets. All the appliances convey including the front load washer and dryer. Solar lighting gives the home a bright light feeling and the owner has installed dbl paned energy efficient windows and dbl sliding doors. The master suite is 16x15 and has a walk in closet, double sinks and tiled shower. A split floor plan has 3 more bedrooms and full bath with tub and shower. The 17x 13 living room is connected to a bonus room opening out to the 28 x 11 screened porch. Great for entertaining. This space holds an above ground hot tub...perfect after a long day at work. The in ground gunite pool comes with a pool sweep, large outdoor patio and plenty of room for a play area - there are many varieties of fruit trees and tropical palms. The property line backs up to a beautiful wooded area making this a very private backyard. GREAT SCHOOL DISTRICT, zoned for 2010-2011 school year Dr. Phillips Elementary, SW Middle and Dr. Phillips HS - This could be HOME!

**ML# 05010494****8656 SHADY GLEN DR, ORLANDO**

County:	Orange County	Zip Code:	32819-4194	Status:	SLD
Sub Name:	SAND LAKE HILLS SEC 7A	Unit #:		List Price:	\$229,900.00
Bedrooms:	3	Baths:	2 / 0	Sq Ft Heated:	1,599
Pool:	Y	Garage/Carport:	2 Car Garage Attached Door Open	Low Price:	
Property:	Single Family Home			Year Built:	1983
Total Acreage:	1/4 Acre to 21779 Sq. Ft.			Special Sale:	None
Pets Y/N:	Y	# of Pets:		ADOM:	70
Water Frontage:				CDOM:	70
Water Access:				Sold Price:	\$200,000.00
View:		Water Extras:		Sold Date:	02/09/11
Location:	In County			SP/SqFt:	\$125.08
Virtual Tour:	http://vt.realbiz360.com/MLS-525165.html				

THIS IS NOT A SHORT, BANK OWNED OR DISTRESSED PROPERTY! THIS IS AN EXTREMELY WELL MAINTAINED HOME WITH SEVERAL UPDATES INCLUDING A LUXURIOUS POOL AND GARDEN SETTING IN THE PRIVACY FENCED BACK YARD. BRING YOUR PICKY BUYERS AND SEE HOW WELL A CLEAN HOME CAN BE IN A MARKET THAT IS FILLED WITH FIXER UPPERS AND HOME IN NEED OF MAJOR REPAIR. OLD REPUBLIC HOME WARRANTY INCLUDED SO YOU WON'T NEED TO WORRY ABOUT REPAIRS ON WARRANTED ITEMS AND YOU CAN RELAX IN THE POOL AND ENJOY THE FABULOUS VIEW. MAKE A CALL TODAY FOR A PRIVATE VIEWING OF THIS GREAT HOME WHILE YOU STILL HAVE A CHANCE. INTEREST RATE ARE AT HISTORIC LEVELS AND IT IS A BUYER'S MARKET!! DO NOT SNOOZE AND LOOSE.