

Comprehensive Description of 715 Via Bella, Winter Park

- The house is a two story, 2 ½ levels, brick veneer T1-11 house with brick driveway on a cul-de-sac in an established Winter Park neighborhood. The lot is about 10,899 square feet.
- The house contains a total of approximately 5061 square feet under roof with 4328 in air conditioned space (although the garage is designed with air conditioning shafts and returns already installed).
- The two car garage is modestly oversized at approximately 656 square feet, which has an area that houses an additional refrigerator and a freezer.
- The house presently has 4 bedrooms (one of them with a large anteroom that could easily be converted to a fifth bedroom, 3 baths inside plus 1 full pool bath for a total of 4 bathrooms, a master closet (approximately 200+ square feet) with built-in installations, two separate office areas, a living room, a large open entertainment/seating space with a dining room and a television/reading room adjacent to the kitchen, a kitchen with island and dining nook, and a laundry room. The master and one bedroom and anteroom and one office are located upstairs and a separate bedroom and an office is located on the lower level.
- The house has two wood burning fireplaces
- There is a black bottom pool with a pool bathroom and there is a summer kitchen with a built in oven.
- The newly remodeled kitchen includes carrera marble countertops, and the following:
 - Large KitchenAid side by side refrigerator freezer
 - New Whirlpool oven
 - Thermador oven/microwave/ heating drawer combo
 - Fisher & Paykel two-drawer dishwasher
 - Thermador ceramic cooking surface with 5 burners.
- The pool area and summer kitchen is covered by a little less than 1000 square feet of slate. A portion of this area is under a metal roof.
- There is a full house generator which turns on automatically when the power goes out. It is fueled by gas in a buried 250 gallon tank.
- The house also has platted lake access.

The present owner has owned the residence since 1990 and has had three major renovations. The last renovation was largely completed in 2012 and cost slightly in excess of \$200,000 with significant improvements and upgrades:

- All flooring was replaced with wood floors or new carpeting.

- Garage door and entrance door repainted with new flooring in garage.
 - The water pipes were converted from copper to CPVC.
 - New door hardware, doorknobs, and weatherproofing installed.
 - Upstairs patio re-engineered and new drainage and flooring installed.
 - All wall coverings were removed and house interior is freshly painted.
 - All interior bathrooms were entirely remodeled.
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- The kitchen was remodeled and significantly increased in size and new carrera marble countertops and subway tiles were installed along with a new walnut top island with cooktop.
 - All new kitchen cabinets were installed.
 - A new farmhouse sink and new hardware were installed.
 - New LED lighting and other lighting fixtures were installed throughout the house and in entrance way.
 - Largest air conditioner system was replaced and all systems serviced.
 - New pool pump installed.
 - Summer kitchen resurfaced and built in oven overhauled.
 - New landscaping and outside lighting installed and sprinkler upgraded.
 - New security system with cameras installed with internet access controls.