



Regal Real Estate Professionals
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13161 LAKE BUTLER BLVD., WINDERMERE, FL 34786 (MLS#:O5810564)

PRICE: \$1,699,000

Address#: 13161 Lake Butler Blvd.

Zip Code: 34786

Style: Single Family Residence

Bedrooms: 5

Half Bathrooms: 2

Year Built: 2001

Pool: Yes

Waterfront: Yes

Subdivision: LAKE ROPER PT

City: Windermere

Type: Residential

Status: Active

Bathrooms: 3

Living Area: 4259.00

County: ORANGE

PROPERTY DESCRIPTION

Beautiful Windermere lake front estate on approximately 1.75 acres. As you enter through the private gates you immediately feel like you have been transported to a tranquil country retreat even though your just minutes away from everything. This lovely residence features a grand entrance with soaring two story ceilings, separate formal living room & family room, first floor game room, a private office, and two master suites. The second floor master features a bay window overlooking the lake and a luxurious master bath with a spa tub and oversized walk in shower. Exterior amenities include a huge outdoor screened patio for entertaining with a refreshing pool with a hot tub. There is also a private basketball court and a boat dock with a covered sitting area and boat lift on Lake Roper. The location simply can't be beat, located just minutes from all the area theme parks, fine dining, and world class shopping there will never be a shortage of things to do. To top it all off there is no homeowners association.

ADDITIONAL FEATURES

Exterior Construction:	Block, Stucco
Style:	Traditional
Fireplaces:	YES - Gas
Roof:	Tile
Lot Size:	1.76 Acres
Stories:	Two story
General:	Pets allowed
Rooms:	Eat in kitchen, Formal dining room, Formal living room, inside utility, bonus room
Interior Features:	Pantry, Breakfast bar, Kitchen isle, Walk-in closet(s), Ceiling fan(s), other, cath/vaul ceil, inside utility, wshr/dryr hkup
Parking:	3 car garage, Attached parking, Automatic garage door
Exterior Features:	other, patio/porch/deck cov, mature landscaping, screen/covered encl, balcony/sun deck
Lot:	Trees
Utilities:	electric, cable available, septic, well
Laundry:	Laundry room/area, Washer/dryer hookups
Scenery:	Waterfront property, Waterview



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Inclusions:	Microwave oven, Refrigerator, Range and oven
Garage Features:	Attached, Other, Side Rear Entry
Total Acreage:	One + to Two Acres
Porches:	Covered, Deck, Patio, Porch, Screened
Air Conditioning:	Central
Floor Covering:	ceramic tile, carpet, wood

ROOMS

Master Bedroom:	22x14
Bedroom 2:	13x13
Bedroom 3:	12x11
Bedroom 4:	12x11
Bedroom 5:	14x11
Dining:	14x12
Family Room:	26x15
Living Room:	14x14
Kitchen:	18x12
Additional Rooms:	BONUS ROOM - 23x14

PROPERTY HIGHLIGHTS

- WATERFRONT/POOL Home on Lake Roper with a boat dock, covered sitting area, boat lift & More!

PRESENTED BY



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IMAGES



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