



**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE



Regal Real Estate Professionals  
7726 W. Sandlake Rd, Orlando Florida,  
32819



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12616 PARK AVE (MLS#:O5828068)

PRICE: \$3,199,000

Address#: 12616 PARK AVE

Zip Code: 34786

Style: Single Family Residence

Bedrooms: 5

Half Bathrooms: 1

Year Built: 2005

Acreage(acs): 1.72

Waterfront: Yes

Subdivision: CHAINE DU LAC

City: Windermere

Type: Residential

Status: Active

Bathrooms: 6

Living Area: 7620.00

Lot: 75124

Pool: 1

County: Orange County

## PROPERTY DESCRIPTION

Check the video tour! <https://youtu.be/fKz59yCwhzk> Picture perfect living awaits you on the serene shores of Lake Butler. Dreams come true in the gated community of Chaine du Lac in upscale Windermere. Nestled at the end of a charming brick stone path, this immaculate 7,620 sqft estate's attractive stone exterior evokes a sense of storybook wonder, complete with ivy-scaled tower. Grand double doors in elegant hardwood open into a sprawling foyer, elegant stone stairway adorned with iron-wrought railing leading to the second floor. Interior is warm and welcoming with light earth tones for a natural, classic appearance matching the timeless exterior. This custom, one of a kind mansion boasts 5 total bedrooms, with the master bedroom and a guest suite on the first floor. With a game room boasting a full bar and installed beer keg, stately home office, theater, personal gym, loft with balcony, and additional room with transformation potential, this is truly an estate for someone looking to have it all. Chef's kitchen features island and preparation sink, glass cook-top, double ovens, and breakfast bar. Enjoy private resort luxury from the fully screened pool area, complete with ample space for entertainment and mini bar. Past the pool lies the sport court and scenic path down to a personal boat dock on Lake Butler. Other amenities include a 4-car garage, home automation system, lightning rods, circular driveway. This is a home that must be experienced, so see it for yourself today!

## ADDITIONAL FEATURES

Exterior Construction:	block, stone, stucco
Roof:	Tile
Interior Features:	built in features, cathedral ceiling(s), ceiling fans(s), eating space in kitchen, kitchen/family room combo, master bedroom downstairs, solid surface counters, vaulted ceiling(s), walk-in closet(s)
Heating and Fuel:	central, electric
Utilities:	bb/hs internet available, cable available, electricity connected
CDOM:	206
Garage/Carport:	1
Water Frontage:	Y
Pets Allowed:	Yes
Garage Features:	circular driveway, garage door opener
Total Acreage:	One + to Two Acres
Foundation:	Slab
Porches:	patio, screened
Zoning:	R-CE-C
Air Conditioning:	central air



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Floor Covering: brick/stone, ceramic tile, engineered hardwood, terrazzo, wood

## ROOMS

Additional Rooms: Den/Library/Office, Family Room, Formal Dining Room Separate, Formal Living Room Separate, Inside Utility, Loft, Media Room

## IMAGES

