



**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE



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



+1 407-749-0700



info@regalrealtyorlando.com

6921 SYLVAN WOODS DR (MLS#:O5872904)

PRICE: \$1,795,000

Address#: 6921 Sylvan Woods Drive

Zip Code: 32771

Style: Single Family Residence

Bedrooms: 5

Living Area: 4572.00

Year Built: 1998

Acreage(acs): 1.62

Waterfront: Yes

Subdivision: SYLVAN RESERVE

City: Sanford

Type: Residential

Status: Active

Bathrooms: 5

Lot: 70,919 Sq. Ft.

Pool: Yes

County: SEMINOLE

## PROPERTY DESCRIPTION

Live. Life. Lakefront. Experience amazing sunrises and spectacular sunsets from your private beach alongside Seminole County's most desirable private lake, Lake Sylvan. This incredible home is nestled upon 1.62 acres of lavishly landscaped grounds designed for both beauty and privacy. A light and spacious interior welcomes all from the moment of entry while large windows invite eyes towards the sparkling saltwater pool and Sylvan Lake beyond. Recently renovated and ready for the new owner, this incredible home also enjoys an 18kWh solar system which provides enough electricity to all but eliminate power bills. At nearly 4,600 sf of living space, each room is generously sized. Five resplendent bedrooms including a Master Suite with views of the lake and a home theater which occupies the second floor fifth bedroom, complete with private bath. An entertainer's delight, the kitchen features a center island, large breakfast bar and dinette, all open to the family room complete with ceiling-tall windows facing the lake. Bedrooms two and three share a Jack & Jill bath while bedroom four makes a great guest suite thanks to its en-suite bath. The dedicated office is light and bright and features a stylish built-in desk and shelving. Alfresco entertainment awaits in the summer kitchen complete with bar, sink and fridge. The pool and spa enjoy new LED lighting and new spa heater. The brick paver lanai expands outside the pool screen to form a conveniently located sun deck. Landscape lighting and palm trees salute the path to the boathouse complete with powered lift and TREX decking, providing a lifetime of maintenance free enjoyment. Additional tech improvements include TESLA-ready power, new HVAC, and mobile control for both the pool and landscape lighting. Additional to the amazing lifestyle this home brings, a wealth of outdoor activities is available nearby, including golf and country clubs, walking and hiking trails, and easy access to both the Attractions and the Beaches. Seminole County enjoys top rated schools and boutique dining and shopping are just moments away as are the major thoroughfares of I4 and the 429/417 beltways. This is lakefront living at its best. Please view the video tour and the 3D virtual tour for an online introduction to this outstanding property.

## ADDITIONAL FEATURES



**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE



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



+1 407-749-0700



info@regalrealtyorlando.com

Exterior Construction:	Block, Stucco
Fireplaces:	Yes - Family Room
Roof:	Shingle
Lot Size:	1.62 Acres
Stories:	Two story
Community Features:	deed restr
General:	Pets allowed
Rooms:	Eat in kitchen, Formal dining room, Formal living room, inside utility
Interior Features:	Pantry, Decorator kitchen counters, Breakfast bar, Kitchen isle, Walk-in closet(s), Ceiling fan(s), other, cath/vaul ceil, inside utility, blinds/sh, wshr/dryr hkup
Parking:	3 car garage, Attached parking, Automatic garage door
Exterior Features:	other, patio/porch/deck cov, trees/landscaped, patio/porch/deck scr, screen/covered encl, outdoor lights
Lot:	Trees, Professionally landscaped
Utilities:	Public sewer service, Public water supply, other, electric, BBHSInternetAvail
Laundry:	Laundry room/area
Scenery:	Waterfront property, Waterview



Inclusions:	Refrigerator, Range and oven
Garage Features:	Attached, Door Opener, Side Rear Entry
Total Acreage:	One + to Two Acres
Foundation:	Slab
Air Conditioning:	Central
Floor Covering:	carpet

### ROOMS

Master Bedroom:	22x19 (Porcelain Tile)
Bedroom 2:	13x12 (Porcelain Tile)
Bedroom 3:	12x13 ( Porcelain Tile)
Bedroom 4:	13x12 (Porcelain Tile)
Dining:	15x13 (Travertine)
Family Room:	21x17 (Travertine)
Living Room:	16x13 (Travertine)
Kitchen:	19x16 (Travertine)
Additional Rooms:	Dinette(9x8-Travertine), Office(14x13-Porc. Tile), Media Room(22x12-Carpet) Balc/Porch/Lanai-35x14)

### PROPERTY HIGHLIGHTS

- Landscaped Grounds for both beauty and privacy!
- Recently renovated Incredible home which has an 18kWh solar system! -
- Home Theater! Built In desk & Shelving! Screen in Pool & a Spa with LED Lighting & new spa heater!
- Summer Kitchen with bar. Boathouse complete with power lift & TREX decking!
- A wealth of activities are available to the homeowner nearby, including golf & country clubs,
- Walking & hiking trails, top rated schools, boutique dining & shopping just to name a few!

PRESENTED BY



**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE



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



+1 407-749-0700



info@regalrealtyorlando.com



**MEL BERNSTEIN**

O: 407-810-4726

E: mel@regalrealtyorlando.com

## IMAGES

