



**O4944126 1520 LAKE DANIEL DR, ORLANDO**

**County:** Orange County **Zip Code:** 32804-3422 **Unit #:** **Status:** Active  
**Sub. Name:** INTERLAKEN SHORES / COLLEGE PARK, PALOMAR **List Price:** \$829,000  
**Beds:** 4 **Baths:** 3 **SqFt Heated:** 3,138 **Year Built:** 1958  
**Pool:** N **Special Sale:** None  
**Property:** One Story Single Family Home **ADOM:** 1  
**Total Acreage:** One + to Two Acres <NOBR>Tot:4459 **CDOM:** 1  
**Location:** Close to Bus, City Limits, Sidewalk, Street Paved

Beautiful lake front home in college Park, Palomar neighborhood. Quiet neighborhood with sidewalks close to area schools. 4-bedrooms, 3 baths home has over 3,100 SQ-FT of open spacious floor plan. Located on Lake Daniel; and the property has deeded access to private boat ramp for Lake Fairview and Lake Sarah. Large back porch with tranquil lake views. New Asphalt shingle roof 2002, new HVAC 2006, and large eat-in-kitchen remodeled in 2008 with granite counters and SS appliances. Exterior painted and new landscaping 2009. Move in ready! Lake Silverman Elementary, Robert E Lee JR High, Edgewater High School. (Please see "Realtor Only Remarks" for showing instructions and more info.)

**Land, Site and Tax Information**

**SE/TP/RG:** 10-22-29 **Subdivision #:** 3852 **Section #:** **Block/Parcel:** 00 **Front Exposure:** North  
**Tax ID:** 10 22 29 3852 00 250 **Alt.Key/Folio#:** **Additional Parcel:** N **Mill Rate:** **Lot #:** 250  
**Taxes:** \$6,069.00 **Tax Year:** 2009 **Homestead:** Y **Other Exemptions:** N **CDD:** N **Annual CDD Fee:**  
**Legal Description:** INTERLAKEN SHORES U/24 LOT 25 & THAT PART LOT 24 DESCRIBED AS BEG NW COR LOT 25RUN W 15 FT S 4 DEG W TO S LINE LOT 24 ETO SE C  
**Ownership:** Fee Simple **Complex/Community Name:** COLLEGE PARK **Book/Page:** 000U/0024 **Floor #:**  
**MH Make:** **Zoning:** R-1AA **Future Land Use:** 0130 **Zoning Comp.:** Y **Min Lease:** **Lease # Per Year:**  
**Lot Dimensions:** **Lot Size(Acres):** 1.23 **Lot Size(SqFt):** 53,639 **Max Pet Weight:**  
**Water Frontage:** Lake **Water Access:** Lake **Water Name:** LAKE DANIEL  
**Water View:** Lake **Water Extras:** BoatRamp-Prvt **Waterfront Feet:**

**Interior Information**

**Living Room:** 28X16 **Master Br.:** 18X13 **5th Bedroom:** **Great Room:** **SqFt Source:** Public records  
**Family Room:** 13X17 **2nd Bedroom:** 11X12 **Studio:** **Air Conditioning:** Central  
**Kitchen:** 13X17 **3rd Bedroom:** 14X11 **Dinette:** **Heat & Fuel:** Central  
**Dining Room:** 14X14 **4th Bedroom:** 10X10 **Bonus Room:** **Floor Covering:** Carpet,Ceramic Tile,Wood  
**Fireplace:** N - **Balcony/Porch:** 54X08 **Security System:**  
**Utilities Data:** BB/HS Internet Avail,Cable Available,Cable Connected,City Water,Electric,Fire Hydrant  
**Interior Layout:** Eating Space in Kitchen,Formal Dining Room Separate,Mstr Bedroom Downstairs,Volume Ceilings  
**Interior Features:** Attic,Blinds/Sh,Medical Alarm,Smoke Alarm(s),Walk In Closet,Wshr/Dryr Hkup, Other  
**Master Bath:** Shower No Tub  
**Appliances Incl:** Dishwasher,Disposal,Hot Water Electric,Microwave,Range,Range Hood,Refrigerator  
**Kitchen:** Breakfast Bar,Closet Pantry,Pantry **Additional Rooms:** Family Room,Inside Utility

**Exterior Information**

**Ext. Construction:** Block **Style:** Ranch **Pool:**  
**Exterior Features:** Fenced,Gutters / Downspouts,Irrigation System,Oak Trees,Patio/Porch Covered,Patio/Porch Open, Utility Shed  
**Garage/Carpport:** 2 Car Garage,Attached,Bath In Garage,Side Rear Entry,Washer/Dryer Hookup **Roof:** Shingle

**Community Information**

**Community Features:** Water Access

**Maintenance Includes:**

**Housing for Older Persons:**

**HOA Fee Required:** N **HOA Fee:**  
**Elementary School:** Lake Silver Elem

**FCHR Website Y/N:**

**HOA Payment Schedule:**  
**Middle School:** Lee Middle

**Expire/Renewal Date:**

**Mo.Maint.\$(addition to HOA):**  
**High School:** Edgewater High

**Realtor Info**

**List Agent:** FERNANDO CORONA **Agent ID:** 277011948 **Agent Direct:** 888-657-7768  
**Sales Team:** **E-mail:** info@unlimitedmls.com **Agent 2 Phone:**  
**Office:** MULTIPLE LISTING SOLUTIONS **Office ID:** 277004240 **Agent Fax:** 305-397-0970  
**List Date:** 10/30/2009 **Original Price:** \$829,000 **LP/SqFt:** \$264.18 **Agent Pager/Cell:**  
**Contract:** **Previous Price:** **SP/SqFt:** **Office Phone:** 888-657-7768  
**Exp. Clsg Date:** **Price Change:** **LP/SP Ratio:** **Office Fax:** 305-397-0970  
**Sold Date:** **Sold Price:** **Owner:** WILLIAM & SUSAN CARUSO **Owner Phone:** 407-496-7544  
**Off-Market:** **Days to Contract:** **Listing Type:** Limited Service **Spec Listing Type :** Other  
**Withdrawn:** **Days to Closed:** **Expiration Date:** 10/30/10 **Call Center #:** 407-496-7544  
**Sold by:** **Office:**

**Management Comp Info:** 407-496-7544 / wacaruso@cfl.rr.com **Financing Avail:** Assumable - Must Qualify,Cash,Conventional,FHA,VA

**Buyer Agent:** 3.0% **Non-Rep:** 3.0% **Trans Broker:** 3.0% **Terms:** **Seller Credit:**

**Realtor Info:** Asso Appr Not Req, Pet on Premises, Sold As-Is

**Confidential Info:** Owner Occupied

**Showing Instructions:** Call Owner, Appt Only, Pet on Site, Use Show Btn

**Driving Directions:** From I-4 E - Take exit 86 for Par St - Turn left at Co Rd 424/Edgewater Dr - Turn left at Maury Rd - Turn right at Wilder Ln - Take the 1st left onto Lake Daniel Dr.

**Realtor Only Remarks:** CONTACT OWNER "WILLIAM & SUSAN CARUSO" FOR SHOWINGS & INFO: 407-496-7544 / WACARUSO@CFL.RR.COM (OWNER &/OR ATTORNEY WILL BE HANDLING ALL SHOWINGS NEGOTIATIONS & CONTRACTS.)