ALIGN
REAL ESTATE

FEATURE SHEET - 105 FOREST ST WINDERMERE, FL 34786

General Info
- Spec Home - Est Completion 10+ months after contract signing and permit issuance
- 5 Bedrooms
- 5.1 Bathrooms
- 0.38 Acres
- 4,430 sqft
- 2 Stories

Kitchen
- Quartz Counters
- Oversized Island
- Semi-custom cabinetry with Thin Shaker detailing and reeded wood accents.
- Kitchen appliances including a built-in oven, gas cooktop, microwave, range hood, and refrigerator.

Living
- Sliding glass doors to exterior
- Open Floor Plan
- A gas fireplace with a custom-designed plaster surround.
- Wood-wrapped ceiling beams.
- A paneled wood accent wall.
- A statement chandelier and decorative wall sconces.
- Engineered hardwood flooring.

Bedrooms & Bathrooms
- First-floor primary bedroom
  - Master Bathroom:
    - Free-standing soaking tub
    - Walk-in shower with marble mosaic floor and built-in shower bench
    - Dual sinks
    - Quartz countertops and backsplash
    - Semi-custom cabinetry with reeded wood inlay details
    - Decorative pendant lighting above the tub and vanity sconces
  - Spacious Walk-in Closet with custom cabinetry
- Powder/Pool Bath
- Well appointed tile in bathrooms

Additional Rooms
- 1st floor spacious Laundry room
  - Cabinet Storage
  - Additional Sink
- Mudroom/Drop Area
- 2 Story Open Foyer
- 1st Flex-Space/Gym
- 2nd Floor theater/bonus room
- 2nd Floor loft
  - Built-in Entertainment Center

Exterior
- Stainless Steel Sumer Kitchen
  - Grill
  - Fridge
  - Sink
- Covered Patio
- Fully Pavered Patio and Pool Deck
- 16' x 36' Pool
- Black shingle roof.

Extras
- 3 Car Garage
- Wide Plank Light Oak Engineered Hardwood Flooring throughout main living areas and bedrooms
- Open Floor Plan
- 2 AC Units
- 10 Ft Ceilings
- Well water with a softening system
- Septic System

Location
- Town of Windermere
- Schools
  - Elementary School: Windermere Elem
  - Middle Or Junior School: Gotha Middle
  - High School: Olympia High
  - Private: Windermere Prep
- Near Main St - 3 mins
  - Local Hot Spots: Paloma Coffee, Tim’s Wine Shop, Windermere Brewing Company
- Downtown Orlando - 25 mins
- Orlando International Airport / Brightline - 35 Mins
- Dr Phillips Restaurant Row - 15 Mins
- Disney Springs -25 mins.
- The Grove - 7 mins
- Mall of Millenia - 21 mins
- I-Drive - 24 mins