

## Property For Your Consideration...

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6999 EDGEWORTH DR, ORLANDO

\$319,900

**MLS #:** O4863602    **Status:** Active  
**Subdivision:** ORANGE TREE  
**Bedrooms:** 4  
**Baths - Full/Half:** 3  
**Year Built:** 1987  
**Elementary:** Dr. Phillips Elem  
**M/J School:** Southwest Middle  
**High School:** Dr. Phillips High  
**HOA Fee / Schedule:** \$376.00 Quarterly



**Property Style:** Single Family Home  
**Prop. Desc.:** One Story  
**Acreage:** 1/4 Acre to 1/2 Acre  
**Pool:**  
**Waterfront Type:**

**SqFt Heated:** 2,449  
**Exterior Const:** Block, Stucco  
**Lot Dim:**  
**Water Extras:**

Arvida's sought after Essex model on a premium homesite. Expansive, private setting offers oversized driveway leading to the 3 car garage & scenic golf course views from the enclosed lanai. Lovingly maintained by the original family with a new roof in 05, new a/c in 07, new paint, new stainless steel oven, microwave & dishwasher and recently updated second bathroom. Intercom, inside laundry, and continuous bond coverage with Terminex for termites & pests. Great gated, country club community includes community pool, tennis, and clubhouse, all nestled in the heart of the Dr. Phillips area and surrounded by great schools, shopping, entertainment, dining and convenient to major employers. This is NOT a short sale! This house is priced \$15k below 01/09 appraisal.

**Interior Features:**  
Cathedral/Vaulted Ceiling, Ceiling Fan(s)  
**Exterior Features:**  
Irrigation System, Mature Landscaping, Oak Trees, Patio/Porch Screened  
**Appliance Included:**  
Dishwasher, Disposal, Microwave, Range, Range Hood

FROM DR. PHILLIPS BLVD GOT TO GUARD GATE-TURN ON 2 ND EDGEWORTH DRIVE.