

# FOLIO

Extraordinary Properties  
Central Florida Edition

Premier | Sotheby's  
INTERNATIONAL REALTY

[PREMIERSOthebysREALTY.COM](http://PREMIERSOthebysREALTY.COM) 877.539.9865



AT THIS MOMENT

# THE SKY CAUGHT FIRE

UMATILLA, FLORIDA 5:15 P.M.



Premier | **Sotheby's**  
INTERNATIONAL REALTY

[PREMIERSOTHEBYSREALTY.COM](http://PREMIERSOTHEBYSREALTY.COM)

Contact us today for a consultation  
on how your home can be marketed in  
Central Florida and around the world.

877.539.9865





[PREMIERSIR.COM/ID/O5436766](https://PREMIERSIR.COM/ID/O5436766) 407.581.7888

North Orlando | 407.333.1900  
Spruce Creek and The Beaches | 386.761.2172

Southeast Orlando | 407.480.5014  
Southwest Orlando | 407.581.7888

New Smyrna Beach | 407.644.3295  
Winter Park | 407.644.3295



**Judy Green** CEO

**Budge Huskey** President

Artfully uniting extraordinary homes with extraordinary lives. A singular clarity of purpose, achieved daily through the experience and expertise of over 1,000 professionals awarded a position on the Premier Sotheby's International Realty team.

Our commitment to a differentiated standard of service was rewarded with continued growth in 2016, reaching over \$3.8 billion in sales volume and over 5,600 exceptional customer experiences delivered throughout our markets in Florida and North Carolina. Our continued success reflects our deep understanding of the affluent and their expectations for an elevated lifestyle.

Sotheby's International Realty® also furthered its reputation as the leading luxury real estate brand with over \$80 billion in U.S. home sales volume and extended its global presence to now 70 countries and territories worldwide, 880 offices and more than 20,000 sales associates.

This issue of Folio provides highlights from Premier Sotheby's International Realty's register of extraordinary residences, ranging from breathtaking lakefront properties to estate homes on the shores of the Atlantic.

We hope you glean inspiration from the beautiful residential works of art showcased throughout the pages of this special edition of Folio, and we look forward to the privilege of uniting your extraordinary life with the perfect extraordinary home.

**COVER PHOTOGRAPH:** SEE PAGE 53 FOR PROPERTY INFORMATION

## LOCATIONS

### NORTH CAROLINA

Asheville  
Banner Elk  
Blowing Rock  
Charlotte  
Lake Norman  
Linville Ridge  
Uwharrie Lakes

### FLORIDA

Bonita Springs  
Broad Avenue  
Captive  
Central Naples  
Clearwater  
Fifth Avenue  
Grey Oaks – Estuary  
Lakewood Ranch  
Longboat Key  
Marco Island  
Mercato Sales Center  
Mystique at Pelican Bay  
New Smyrna Beach  
North Orlando  
Rental Division  
Saint Armands  
Saint Petersburg  
Sanibel  
Sarasota – Downtown  
South Tampa  
Southeast Orlando  
Southwest Orlando  
Spruce Creek and The Beaches  
The Village  
Vanderbilt  
Venice  
Winter Park





## AT A GLANCE

---

- Established 1983
- Headquartered in Naples, Florida
- Over 1,000 associates and employees
- 40 locations throughout Florida and North Carolina
- Over \$3.8 billion in sales volume for 2016
- #35 on the Real Trends 500 by Volume, 2017
- #112 among the Gulf Coast 500 (2015, GC500), the highest ranked real estate company among the Gulf Coast's top 500 companies (ranked by gross revenue 2014)

## WITH OFFICES ACROSS THE GLOBE

---

Anguilla • Argentina • Aruba • Australia • Bahamas • Barbados • Belgium • Belize • Bermuda • Bonaire, Saint Eustatius and Saba • Brazil • Canada • Cayman Islands • China • Costa Rica • Cyprus • Czech Republic • Dominican Republic • Estonia • Finland • France • Germany • Gibraltar • Greece Hong Kong • Israel • Italy • Japan • Latvia • Lithuania • Luxembourg • Malta • Mexico • Monaco • Morocco • New Zealand • Panama • Peru • Philippines • Poland • Portugal • Puerto Rico • Russian Federation • Saint Barthélemy • Saint Lucia • Saint Martin • Saudi Arabia • South Africa • Spain • Sweden • Switzerland • Taiwan, Providence of China • Thailand • Turks and Caicos Islands • United Arab Emirates • United Kingdom • United States of America • Uruguay • Virgin Islands (British) • Virgin Islands (U.S.) • Vietnam





6



14



34



48

# CENTRAL FLORIDA

Often referred to as "The City Beautiful," Orlando is a bustling community known for world-renown shopping, dining, entertainment as well its abundance of top-rated golf courses. Active lifestyles, temperate climate, rolling hills and beautiful tree-dotted landscapes position the area as a top destination for homebuyers. Central Florida communities boast some of the most beautiful properties — from grand lakefront estates to sprawling equestrian properties. Luxury living with the convenience of a vibrant metropolitan city combine to provide the perfect Florida lifestyle.





18



24



53



55

Sotheby's Significant Sales **6**

Architecture Trends **14**

Four Restaurants of Distinction **18**

Northwest Region **24**

Northeast Region **34**

Central | Winter Park Region **48**

Southwest Region **53**

Southeast Region **55**

Residential Lots **58**

New Developments **60**



# SOTHEBY'S AUCTION HOUSE

## *2016*

### SIGNIFICANT SALES

---

Auctioneers since 1744, Sotheby's celebrates a reputation for extraordinary art holdings, exceptional service and expertise, as well as international recognition as the world's leading auction house. Sotheby's markets some of the world's most prestigious possessions including art, jewelry, photographs, wine and more. Sotheby's continued its legacy of delivering historic auctions and world-wide exhibitions to discerning clients in 2016.

Sotheby's New York  
Impressionist & Modern Art Evening Sale  
14 November 2016

---

Lot 12  
Property from a Distinguished Collection  
Edvard Munch  
***Pikene på broen (Girls on the Bridge)***  
Oil on canvas  
39¾ x 40 in (101 x 102.5 cm)  
Painted in 1902  
Estimate in excess of \$50 million  
***Sold for \$54,487,500***











Sotheby's London  
Impressionist & Modern Art Evening Sale  
21 June 2016



Lot 8  
Property From a Private Collection  
Pablo Picasso  
**Femme Assise**  
Signed Picasso (upper left)  
Oil on canvas  
81 x 65 cm  
31 7/8 x 25 5/8 in  
Painted in summer 1909  
Estimate Upon Request  
**Sold for £43,269,000 / \$63,631,391**

Sotheby's London  
Impressionist & Modern Art Evening Sale  
21 June 2016



Lot 12  
Property From a Distinguished Private Collection  
Amedeo Modigliani  
**Jeanne Hébuterne (Au Foulard)**  
Signed Modigliani (upper right)  
Oil on canvas  
92 x 54 cm.  
36 1/4 by 21 1/4 in  
Painted in 1919  
Estimate Upon Request  
**Sold for £ 38,509,000 / \$ 56,631,335**





Sotheby's New York  
Contemporary Art Evening Auction  
11 May 2016

Lot 8  
Property From a Distinguished Private Collection  
Francis Bacon  
Two Studies For a Self-Portrait  
Signed, titled and dated 1970 on the reverse of each panel  
Oil on canvas, in two parts  
each: 14 x 12 in (35.5 x 30.5 cm)  
Estimate \$22/30 million  
**Sold for \$34,970,000**  
© 2016 ESTATE OF FRANCIS BACON / ARTISTS RIGHTS  
SOCIETY (ARS), NEW YORK / DACS, LONDON





Sotheby's Hong Kong  
Fine Chinese Paintings  
5 April 2016

Lot 1273

*Zhang Daqian Peach Blossom Spring: Property From The  
Mactaggart Art Collection*

Zhang Daqian

***Peach Blossom Spring***

Signed YUAN, dated 1982, inscribed, with four seals of the artist,  
and one collector's seal

splashed ink and colour on paper, hanging scroll

82¼ x 36¼ in (209 x 92.2 cm)

Estimate HKD \$50/65 million

**Sold for HKD \$270,680,000 / US\$ 34,702,564**

RECORD FOR ARTIST AT AUCTION



Sotheby's New York  
Master Paintings Evening Sale  
28 January 2016

Lot 41  
The Property of A Family Trust  
Orazio Gentileschi  
**Danaë**  
Oil on canvas  
1621  
63 ½ x 89 ¼ in  
Estimate \$25/35 million  
**Sold for \$ 30,490,000**  
RECORD FOR ARTIST AT AUCTION



Sotheby's Geneva  
17 May 2016  
Magnificent & Noble Jewels

Lot 495

***"The Unique Pink" Superb fancy  
vivid pink diamond ring***

The pear-shaped fancy vivid pink diamond  
of outstanding color weighing 15.38 carats,  
mounted as a ring, size 51.

Estimate CHF 27.2/36.9 million / US\$28/38 million

**Sold for CHF 30,826,000 / US\$31,561,200**

WORLD AUCTION RECORD PRICE  
FOR ANY FANCY VIVID PINK DIAMOND



Sotheby's Hong Kong  
Magnificent Jewels and Jadeite  
5 April 2016

***De Beers Millennium Jewel 4***

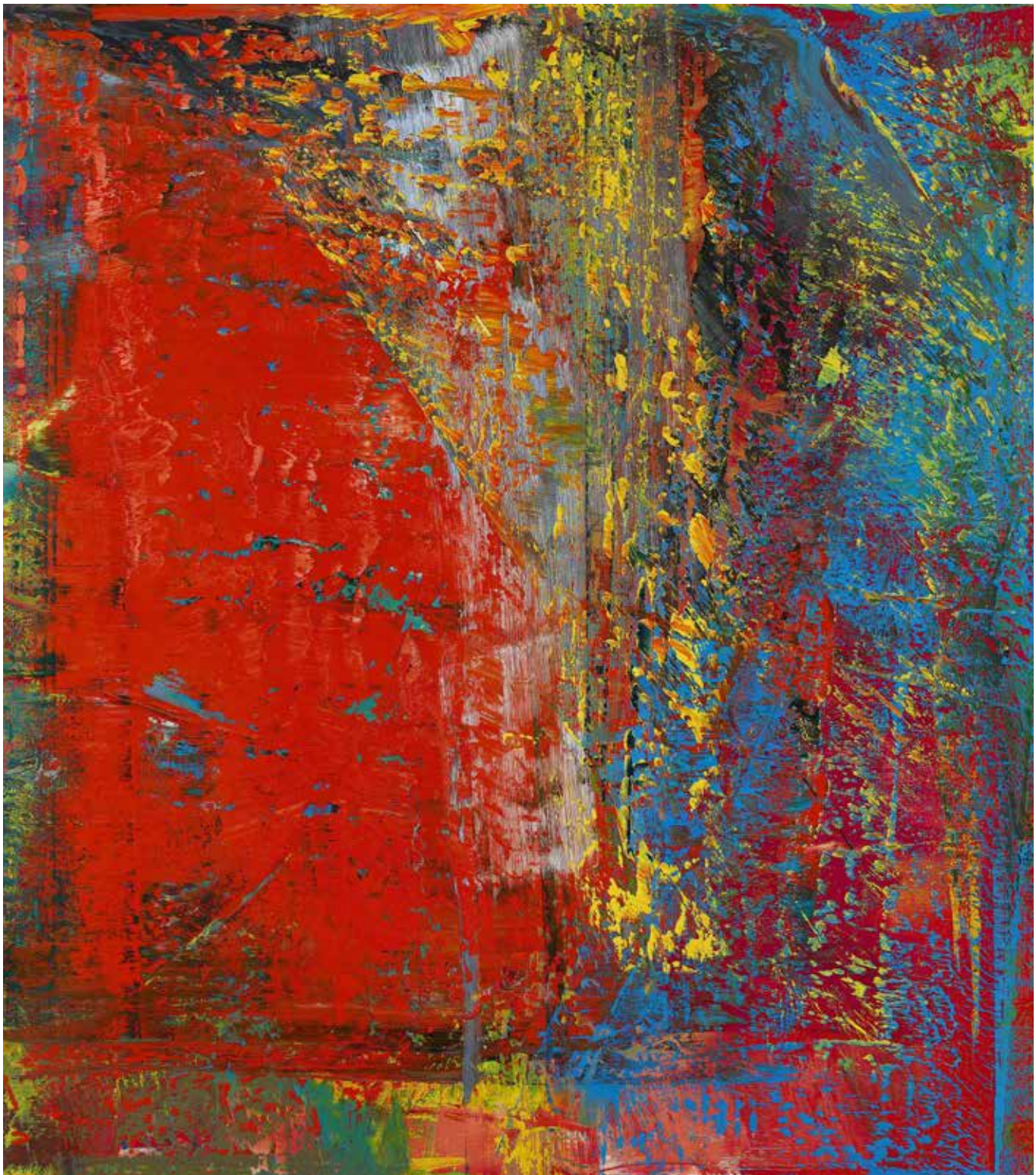
A rare and superb Oval Internally Flawless Fancy Vivid  
Blue Diamond weighing 10.10 Carats

Estimate HK\$235/280 million / US\$30/35 million

**Sold for HK\$248,280,000 / US\$32,013,223**







Sotheby's New York  
Contemporary Art Evening Auction  
17 November 2016



Lot 13  
The Triumph of Painting:  
The Steven & Ann Ames Collection  
Gerhard Richter  
*A.B., Still*  
1986 signed, dated 1986 and numbered 612-4 on the reverse

Oil on canvas  
88 ½ x 78 ¾ in (224.8 x 200 cm)  
Estimate \$20/30 million  
**Sold for \$33,987,500**  
©Gerhard Richter, 2016







# TRENDS *in* ARCHITECTURE

---

As design trends change, so do trends in architecture. Trends set the mood for the industry and determine how our personal space will influence our daily lifestyles. Though trends in architecture and design emerge less frequently than fashion trends, for instance, architectural trends have the tendency to last for years, even decades. The environment, economy and eco-consciousness all contribute to shifts in architectural trends. The following trends reflect environmental shifts by incorporating new building materials and methods, that alter the look and functionality of our homes.

## **FLOATING WINE ROOMS**

With the growing popularity of dedicated wine rooms, wine collectors of all levels are looking for simple, yet sophisticated ways to store and display their collections. Conventional wine rooms are giving way to sleek, modern glass enclosures, offering a more contemporary approach to integrate with today's modern lifestyle. Unlike more common wine rooms, the floating wine room offers versatility and visibility. In addition, these alternative wine rooms can be installed almost anywhere and complement a wide variety of design preferences.

---

## **INDOOR-OUTDOOR LIVING SPACE**

Screened porches and lanais were once the prime spaces to enjoy in the outdoors while remaining protected from nature's inclement elements. These covered spaces came with their challenges including blocked views and limited sunshine. That has all changed with the emergence of great rooms with large-scale folding doors that seamlessly blend indoor-outdoor living spaces, permitting better views and more usable space. They include anything from a full kitchen to full furnishings and large-screen televisions.







### **KITCHENS TAKE CENTER STAGE**

We have all experienced the kitchen migration anomaly during a family gathering, holiday festivities or an evening dinner party. Today's kitchens are answering the call for more gathering space. They are larger and have become the epicenter of the home. Traditional dining rooms are becoming a thing of the past as seating space is now integrated as part of the kitchen. Defined kitchen, dining and living spaces are now blending together to allow for more inclusive gatherings.



### **SMART HOME AUTOMATION**

Smart Home Automation has exploded onto the scene of the new home market. Wi-Fi-enabled devices – smart phones and tablets – can now be used to operate lighting and sound systems, adjust your thermostat and even schedule your sprinkler system from anywhere inside of the home or off-site. This is especially useful for entertaining or for those with small children.

# *Four* RESTAURANTS *of* DISTINCTION

---

Nona Blue Modern Tavern *20*

Urbain 40 American Brasserie and Loung *21*

Hillstone Restaurant *22*

Hollerbach's Willow Tree Café *23*

---











# NONA BLUE MODERN TAVERN



Equal parts trendy, family and fun, this urbane pub with sprawling wood-topped bar offers a social dining experience. The vision of founding partners and veteran restauranteurs Joe Davi and Bill Bona, Nona Blue Modern Tavern blends the warmth and social atmosphere of a tavern with the polish and quality of a high-end casual restaurant. Its diverse menu offers traditional fare with a modern twist and a large selection of shareable dishes. Nona Blue uses only the freshest and locally sourced ingredients to serve the most authentic fare including mussels from the Prince Edward Islands, tuna from the Hawaiian Islands and scallops from the Northeast. Steaks and fish are hand cut with precision and sauces, dressings and desserts are prepared in-house daily. The centerpiece of Nona Blue is its bar, which features 16 craft beers, an extensive wine list and "Out of the Blue" specialty drinks.

## **Nona Blue Modern Tavern**

9685 Lake Nona Village Place  
Orlando, Florida 32827  
[NonaBlue.com](http://NonaBlue.com)







# URBAIN 40 AMERICAN BRASSERIE AND LOUNGE

Serving chef-crafted cuisine inspired by American and Continental classics, Urbain 40 American Brasserie and Lounge puts a modern twist on lunch, dinner and late-night dishes. This modern rendition of a 1940's neighborhood eatery features a simple and elegant atmosphere, reminiscent of the big band era where the food is delectable, the cocktails are robust and cuisine favorites include homemade porcini ravioli, scallops with maple syrup and corn puree, mushroom crepes and freshly-baked baguettes.

## **Urbain 40 American Brasserie and Lounge**

8000 Via Dellagio Way  
Orlando, Florida 32819  
[Urbain40.com](http://Urbain40.com)







# HILLSTONE RESTAURANT



Architecturally thoughtful and warm, the Hillstone Restaurant will surround you in comfort and intrigue your senses. Bound to satisfy your pallet, this Winter Park staple serves traditional offerings such as USDA Prime steaks, seafood, sandwiches and entrée salads. While dining on your favorite fare, you might notice the welcome décor which consists of anything from museum-worthy works of art to eclectic accent pieces. Top off the sights and tastes with gracious and attentive service and you will enjoy a one-of-a-kind dining experience.

## **Hillstone Restaurant**

215 South Orlando Avenue  
Winter Park, Florida 32789  
[HillstoneRestaurant.com](http://HillstoneRestaurant.com)







# HOLLERBACH'S WILLOW TREE CAFÉ



Enter family-owned Hollerbach's Willow Tree Café and the adjoining Magnolia Square Market and you will be sure to find a gathering of loyal guests, friendly staff and authentic German dishes – from German sausage, Schnitzels, breads and desserts – all of which are based on Hollerbach family recipes. The brainchild of Linda and Theo Hollerbach and inspired by the authenticity of the old country, Hollerbach's offers the highest-quality dining experience with a side of nostalgia.

## **Hollerbach's Willow Tree Café**

205 East 1st Street  
Sanford, Florida 32771  
[Hollerbachs.com](http://Hollerbachs.com)





# NORTHWEST REGION



Upon entering through the iron gates and onto the winding tree-lined drive, one senses the timeless elegance of this stunning Georgia-style custom estate designed by award-winning architect Canin Associates and constructed by award-winning custom builder Charles Clayton. This private retreat is situated on approximately 50 acres, which is surrounded by manicured grounds, serene ponds and a spacious barn. Distinctive architecture, superior design, fine finishes and extraordinary detailing define this exceptional residence, which features an outdoor dining pavilion, wellness pavilion, three-bedroom guesthouse and a five-car garage. This sophisticated manor is reminiscent of a grand old estate yet offers the modern amenities, technology and state-of-the-art features of new construction. Front and rear porches on both levels capture the breathtaking views of the acreage, as well as the sounds of nature and of the cascading water spilling into the glistening pool from the spa fountains. This spacious and elaborate yet intimate compound is a truly serene and tranquil retreat and is the perfect place to call home.





17800 237th Court | Umatilla  
\$10,000,000  
5 bedrooms, 8 baths, 5 half baths  
Carolyn Burgiel & Danial Natoli  
407.864.0605





26033 Estates Ridge Drive | Sorrento  
\$3,500,000  
5 bedrooms, 6 full baths, 2 half baths  
Renate Behrens & Mary Jean Walker | 407.718.6723





330 Spring Forest Drive | New Smyrna Beach  
\$2,500,000  
4 bedrooms, 4 full baths, 1 half bath  
Carolyn Burgiel & Dan Natoli | 407.864.0605





3400 Lakeshore Drive | Mount Dora  
\$2,300,000  
4 bedrooms, 3 full baths, 1 half bath  
Janice Clary | 352.801.0501





4300 Highway 42 | Summerfield  
\$1,675,000  
4 bedrooms, 3 full baths, 1 half bath  
Brad Johnson | 407.719.3100



25602 Grandview Pointe | Sorrento  
\$1,575,000  
5 bedrooms, 6 full baths, 2 half baths  
Janice Clary | 352.801.0501



1882 Brackenhurst Place | Lake Mary  
\$1,300,000  
6 bedrooms, 5 full baths, 2 half baths  
Judy Werth | 407.221.1966



12730 East Highway 25 | Ocklawaha  
\$1,295,000  
6 bedrooms, 6 full baths, 1 half bath  
Carolyn Burgiel & Dan Natoli | 407.864.0605



11226 Lane Park Road | Tavares  
\$1,250,000  
4 bedrooms, 4 full baths, 1 half bath  
Janice Clary | 352.801.0501



1200 Peninsula Drive | Tavares  
\$1,175,000  
5 bedrooms, 4 full baths, 2 half baths  
Janice Clary | 352.801.0501







30001 Sunset Pointe | Tavares  
\$1,140,000  
4 bedrooms, 4 full baths, 2 half baths  
Janice Clary | 352.801.0501



27007 Lake Lena | Mount Dora  
\$975,000  
5 bedrooms, 4 full baths, 1 half bath  
Janice Clary | 352.801.0501



8691 28th Lane | Gainesville  
\$899,987  
4 bedrooms, 4 full baths, 1 half bath  
Angel Cortes | 321.287.7300



2416 Alaqua Drive | Longwood  
\$899,000  
4 bedrooms, 4 full baths  
Mary Ann Hartmann | 407.466.1538





16767 Keene Road | Umatilla  
\$899,000  
3 bedrooms, 2 full baths, 1 half bath  
Janice Clary | 352.801.0501



3332 Indian Trail | Eustis  
\$824,700  
4 bedrooms, 4 full baths  
Janice Clary | 352.801.0501



18625 County Road 450A | Umatilla  
\$780,000  
2 bedrooms, 1 full bath  
Marisol Santiago-Soderstrom | 407.284.5004



2790 East Crooked Lake Drive | Eustis  
\$749,000  
4 bedrooms, 5 full baths  
Janice Clary | 352.801.0501



119 Marina Bay Drive | New Smyrna Beach  
\$710,000  
3 bedrooms, 3 full baths, 1 half bath  
Miranda Cady | 407.340.7016



793 Whooping Crane Court | Sanford  
\$685,000  
4 bedrooms, 3 full baths  
Debbie Kantor | 407.733.8877





404 Lake Dora Road | Mount Dora  
 \$545,000  
 3 bedrooms, 2 full baths  
 Janice Clary | 352.801.0501



1390 East Lakeview Avenue | Eustis  
 \$524,999  
 4 bedrooms, 3 full baths, 1 half bath  
 Debbie Kantor | 407.733.8877



114 Sandy Oaks Place | Longwood  
 \$425,000  
 4 bedrooms, 3 full baths  
 Mary Ann Hartmann | 407.466.1538



137 Hawkcrest Court | DeBary  
 \$300,000  
 4 bedrooms, 3 full baths  
 Richard Wettermann | 239.826.2214



362 Maine Street #801 | Ocoee  
 \$245,000  
 2 bedrooms, 2 full baths  
 Marisol Santiago-Soderstrom | 407.284.5004



251 Maine Street #512 | Ocoee  
 \$240,000  
 3 bedrooms, 2 full baths  
 Marisol Santiago-Soderstrom | 407.284.5004





# NORTHEAST REGION

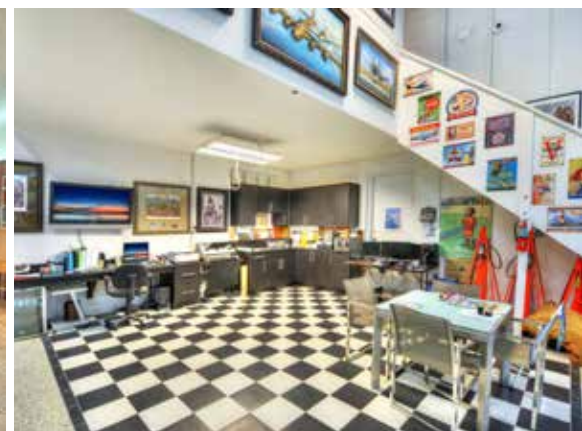
This spectacular waterfront estate is situated on five acres and offers opportunities for boating, tennis and equestrian. Located on the scenic Tomoka River, this stunning outdoor oasis boasts an award-winning infinity pool and spa, a covered veranda with fireplace, a resort-style outdoor kitchen, a lighted tennis court, a boat dock and beach.





425 Pine Bluff Trail | Ormond Beach  
\$3,999,000  
7 bedrooms, 6 baths, 1 half bath  
Rachel McGrath  
386.795.0911





1705 Spruce Creek Way | Port Orange  
\$2,900,000  
4 bedrooms, 4 full baths, 2 half baths  
Rachel McGrath & Debbie Keilin | 386.795.0911





2540 Taxiway Echo | Port Orange  
\$2,650,000  
5 bedrooms, 7 full baths  
Maureen Reynolds | 386.679.5873





1809 Avanti Court | Port Orange  
\$2,500,000  
4 bedrooms, 4 full baths, 1 half bath  
Rachel McGrath & Debbie Keilin | 386.795.0911





2406 John Anderson Drive | Ormond Beach  
\$2,499,000  
4 bedrooms, 3 full baths, 1 half bath  
Joyce Marsh | 386.299.8291





56230 Redbud Road | Astor  
\$1,850,000  
5 bedrooms, 3 full baths, 2 half baths  
Joyce Marsh | 386.299.8291



621 North Riverside Drive | Edgewater  
\$1,849,000  
4 bedrooms, 6 full baths, 1 half bath  
Joyce Marsh | 386.299.8291





4207 South Atlantic Avenue #501 | New Smyrna Beach  
\$1,790,000  
4 bedrooms, 4 full baths, 1 half bath  
Hal George | 407.644.3295



901 Lincoln Road | Deland  
\$1,750,000  
8 bedrooms, 4 full baths, 1 half bath  
Peter Petrilli | 407.402.2211



4542 South Peninsula Drive | Ponce Inlet  
\$1,599,000  
4 bedrooms, 4 full baths, 1 half bath  
Joyce Marsh | 386.299.8291



2609 Spruce Creek Boulevard | Port Orange  
\$1,375,000  
4 bedrooms, 4 full baths, 1 half bath  
Rachel McGrath & Debbie Keilin | 386.795.0911



135 Ocean Shore Boulevard | Ormond Beach  
\$1,275,000  
3 bedrooms, 3 full baths  
Rachel McGrath & Debbie Keilin | 386.795.0911



4892 South Atlantic Avenue | Ponce Inlet  
\$1,250,000  
3 bedrooms, 2 full baths, 1 half bath  
Charlene Larney | 407.333.1900







1822 Roscoe Turner Trail | Port Orange  
\$1,225,000  
4 bedrooms, 4 full baths, 1 half bath  
Rachel McGrath & Debbie Keilin | 386.795.0911



2550-2551 Cross Country Drive | Port Orange  
\$1,195,000  
4 bedrooms, 5 full baths, 1 half bath  
Rachel McGrath & Debbie Keilin | 386.795.0911



4071 South Atlantic Avenue #801 | New Smyrna Beach  
\$1,095,000  
3 bedrooms, 3 full baths, 1 half bath  
Pamela Dunlop | 704.234.1888



602 North Riverside Drive | New Smyrna Beach  
\$998,000  
3 bedrooms, 2 full baths  
Loretta Burn | 386.690.8888



1136 Apache Drive | Geneva  
\$995,000  
5 bedrooms, 4 full baths, 2 half baths  
Barbara Gustafson | 321.663.9296



2551 Cross Country Drive | Port Orange  
\$895,000  
4 bedrooms, 5 full baths, 1 half bath  
Rachel McGrath & Debbie Keilin | 386.795.0911







1779 Earhart Court | Port Orange  
 \$895,000  
 5 bedrooms, 4 full baths, 1 half bath  
 Rachel McGrath & Debbie Keilin | 386.795.0911



2807 Paradiso Court | New Smyrna Beach  
 \$895,000  
 4 bedrooms, 4 full baths  
 Rachel McGrath & Debbie Keilin | 386.795.0911



5100 Riverside Drive | Port Orange  
 \$875,000  
 5 bedrooms, 5 full baths, 1 half bath  
 Rachel McGrath & Debbie Keilin | 386.795.0911



6007 South Williamson Boulevard | Port Orange  
 \$799,900  
 4 bedrooms, 3 full baths, 1 half bath  
 Rachel McGrath & Debbie Keilin | 386.795.0911





8590 Cypress Ridge Court | Sanford  
\$724,900  
5 bedrooms, 3 full baths  
Sally Andy | 407.687.7295



1948 Southcreek Boulevard | Port Orange  
\$649,900  
4 bedrooms, 3 full baths  
Rachel McGrath & Debbie Keilin | 386.795.0911



1618 Riverside Drive | Holly Hill  
\$597,000  
4 bedrooms, 2 full baths  
Patrick Whalen | 407.257.8825



1421 Shady Meadow Lane | Deland  
\$575,000  
4 bedrooms, 3 full baths, 1 half bath  
Mary Jean Walker | 407.333.1900



3717-3721 South Atlantic Avenue #1003 | Daytona Beach Shores  
\$555,000  
3 bedrooms, 2 full baths  
Rachel McGrath & Debbie Keilin | 386.795.0911



2200 North Atlantic Avenue #1602 | Daytona Beach  
\$549,900  
2 bedrooms, 2 full baths, 1 half bath  
Rachel McGrath & Debbie Keilin | 386.795.0911





1869 Spruce Creek Boulevard | Port Orange  
 \$549,900  
 3 bedrooms, 3 full baths  
 Rachel McGrath & Debbie Keilin | 386.795.0911



58 South Courtland Boulevard East | Deltona  
 \$500,000  
 6 bedrooms, 4 full baths, 1 half bath  
 Jenny Rosario | 407.620.7479



703 Cinnamon Fern Lane | Deland  
 \$334,900  
 4 bedrooms, 3 full baths  
 Judy Werth | 407.221.1966



2937 South Atlantic Avenue #1205 | Daytona Beach Shores  
 \$325,000  
 2 bedrooms, 2 full baths  
 Michelle Hochfelder | 407.221.5073



8319 Lost Lake Drive | Orlando  
 \$249,000  
 3 bedrooms, 2 full baths  
 Michelle Hochfelder | 407.221.5073



2025 Cornell Place | Port Orange  
 \$172,950  
 3 bedrooms, 2 full baths  
 Maureen Reynolds | 386.679.5873



# CENTRAL | WINTER PARK REGION



This picturesque five-bedroom lakefront estate sits on a cul-de-sac in desirable Windsong South. The main floor of this grand estate boasts a beautifully appointed master bedroom with a large en-suite bath, a media room with projection screen, a family room, a gourmet kitchen with a large eating area and expansive views of Lake Berry. The living room with fireplace and dining room with butler's pantry are ideal for entertaining family and friends. This home features an upstairs bonus room and exercise area, wet bar landing, three large bedrooms each with their own private full bath and a separate entrance to a large in-law suite with private stairway. Every room in the rear of the home intentionally captures lake views. The covered lanai, outdoor summer kitchen with screened-in eating area, boat dock and lower-yard beyond infinity pool are ideal for outdoor entertaining as well.





1653 Chase Landing Way | Winter Park  
\$3,195,000  
5 bedrooms, 5 full baths, 2 half baths  
Pamela Dunlop | 407.234.1888





1101 West Princeton Street | Orlando  
\$1,899,000  
5 bedrooms, 5 full baths, 1 half bath  
Debbie Kantor & Dan Natoli | 407.733.8877



100 East Rockwood Way | Winter Park  
\$1,895,000  
5 bedrooms, 6 full baths  
Hal George | 407.644.3295





1511 Harris Circle | Winter Park  
\$1,650,000  
5 bedrooms, 4 full baths, 1 half bath  
Jan Walker | 407.718.9644



1283 Preserve Point Drive | Winter Park  
\$1,499,000  
4 bedrooms, 4 full baths, 1 half bath  
Pamela Dunloop | 407.234.1888



1831 Laurelton Hall Lane | Winter Park  
\$1,099,000  
4 bedrooms, 4 full baths, 1 half bath  
Wendy Maher | 407.383.4378





114 East Marks Street #10 | Orlando  
\$890,000  
3 bedrooms, 3 full baths, 1 half bath  
Marisol Santiago-Soderstrom | 407.284.5004



110 East Marks Street #2 | Orlando  
\$820,000  
3 bedrooms, 3 full baths, 1 half bath  
Marisol Santiago-Soderstrom | 407.284.5004



2728 Eastern Parkway | Winter Park  
\$725,000  
3 bedrooms, 3 full baths, 1 half bath  
Maria Quintero | 407.509.0849



322 East Central Boulevard #1101 | Orlando  
\$639,900  
2 bedrooms, 2 full baths  
Jo Ann Lamar | 321.231.0052



1350 Arapaho Trail | Geneva  
\$539,000  
3 bedrooms, 2 full baths  
Barbara Gustafson | 321.663.9296



7 East Rosevear Street | Orlando  
\$365,000  
3 bedrooms, 2 full baths  
Erica Redling | 407.832.9064





9108 Tintori Lane | Windermere  
\$1,170,000  
6 bedrooms, 5 full baths  
Debbie Kantor | 407.733.8877



8157 Via Bella Notte | Orlando  
\$629,000  
5 bedrooms, 3 full baths, 1 half bath  
Elsie Benitez | 407.982.6205





6233 Wynfield Court | Orlando  
\$525,000  
4 bedrooms, 3 full baths, 1 half bath  
Bruno Machado | 407.408.2242



2024 Twin Lake Drive | Gotha  
\$374,900  
3 bedrooms, 2 full baths  
Debbie Kantor | 407.733.8877



1160 South Goodman Road | Champions Gate  
\$344,900  
5 bedrooms, 2 full baths  
Wendy Fischer | 407.620.0713



14032 Eden Isle Boulevard | Windermere  
\$314,900  
3 bedrooms, 2 full baths  
Irina Carp | 407.969.9937



577 Grande Drive | Davenport  
\$274,900  
3 bedrooms, 2 full baths  
Maria Quintero | 407.509.0849



1344 Thousand Oaks Boulevard | Davenport  
\$229,750  
4 bedrooms, 3 full baths, 1 half bath  
Phil Dinnis | 407.908.0275





1865 Pine Grove Road | Saint Cloud  
\$2,950,000  
5 bedrooms, 4 full baths, 1 half bath  
Dan Natoli & Carolyn Burgiel | 407.595.8395



13831 Briand Avenue | Orlando  
\$555,000  
4 bedrooms, 3 full baths, 1 half bath  
Peter Luu | 321.917.7864



13605 Granger Avenue | Orlando  
\$549,900  
4 bedrooms, 3 full baths, 1 half bath  
Peter Luu | 321.917.7864



4637 Merlot Drive | Rockledge  
\$539,900  
5 bedrooms, 4 full baths  
Wendy Stephenson | 321.794.5140



8466 Laureate Boulevard | Orlando  
\$505,000  
4 bedrooms, 3 full baths, 1 half bath  
Peter Luu | 321.917.7864



668 Tapatio Lane | Poinciana  
\$489,000  
3 bedrooms, 3 full baths, 1 half bath  
Peter Luu | 321.917.7864







8473 Martinson Street | Orlando  
 \$454,000  
 4 bedrooms, 2 full baths, 1 half bath  
 Peter Luu | 321.917.7864



1132 Tralee Bay Avenue | Melbourne  
 \$420,000  
 3 bedrooms, 2 full baths  
 Wendy Stephenson | 321.794.5140



8932 Tavistock Lakes Boulevard | Orlando  
 \$375,000  
 3 bedrooms, 2 full baths  
 Peter Luu | 321.917.7864



8123 Schelling Street | Orlando  
 \$330,000  
 3 bedrooms, 2 full baths, 1 half bath  
 Peter Luu | 321.917.7864



8436 Tavistock Lakes Boulevard | Orlando  
 \$296,900  
 2 bedrooms, 2 full baths  
 Peter Luu | 321.917.7864



2528 Isabela Terrace | Kissimmee  
 \$264,000  
 3 bedrooms, 2 full baths, 1 half bath  
 Wendy Fischer & Art Fischer | 407.620.0713



5800 South Orange Blossom Trail | Davenport  
\$695,000  
Wendy Fischer | 407.620.0713



WyndSOR Oak Way | Winter Haven  
\$599,000  
Michelle Hochfelder | 407.221.5073



1808 Avanti Court | Port Orange  
\$575,000  
Maureen Reynolds | 386.679.5873





1005 Wilder Road | Lakeland  
\$2,650,000  
Patrick Whalen | 407.257.8825

793 Whooping Crane Court | Sanford  
\$149,900  
Debbie Kantor | 407.733.8877

1201 East Rich Avenue | Deland  
\$37,900  
Barbara Gustafson | 321.663.9296

500 Cox Road | Cocoa  
\$2,400,000  
Peter Petrilli | 407.402.2211

1425 East Graves Avenue | Orange City  
\$139,900  
Gina Guetz | 407.516.2806

2102 Ashland Boulevard | Orlando  
\$29,900  
Wendy Stephenson | 321.794.5140

Highway 17/92 | Sanford  
\$795,000  
John Germann-Kurtz | 407.864.9488

526 Two Lakes Lane | Eustis  
\$125,000  
Sally Andy | 407.804.0407

3633 Lake Lawne Avenue | Orlando  
\$29,900  
Wendy Stephenson | 321.794.5140

8 South Goodman Road | Kissimmee  
\$570,000  
Wendy Fischer | 407.620.0713

Huntington | Scottsmeer  
\$125,000  
Rainey Conduff | 407.383.6618

561 Leland Drive | Deltona  
\$29,900  
Wendy Stephenson | 321.794.5140

2165 Rockledge Drive | Rockledge  
\$450,000  
Wendy Stephenson | 321.794.5140

Unknown | Palm Bay  
\$110,000  
Wendy Stephenson | 321.794.5140

2772 Jewel Avenue | Deltona  
\$29,900  
Wendy Stephenson | 321.794.5140

12 South Goodman Road | Kissimmee  
\$420,000  
Wendy Fischer | 407.620.0713

17 Beachside Drive | Palm Coast  
\$109,900  
Michelle Hochfelder | 407.221.5073

569 Leland Drive | Deltona  
\$29,900  
Wendy Stephenson | 321.794.5140

Fox Lake Road | Titusville  
\$395,000  
Rainey Conduff | 407.383.6618

137 Hawkcrest Court | Debarry  
\$100,000  
Richard Wettermann | 239.826.2214

522 Gaspar Avenue | Deltona  
\$29,900  
Wendy Stephenson | 321.794.5140

US1 | Mims  
\$275,000  
Rainey Conduff | 407.383.6618

244 Two Lakes Lane | Eustis  
\$70,000  
Sally Andy | 407.804.0407

883 Fort Smith Boulevard | Deltona  
\$29,900  
Wendy Stephenson | 321.794.5140

283 Pawnee Trail | Kissimmee  
\$269,800  
Wendy Fischer | 407.620.0713

213 Two Lakes Lane | Eustis  
\$40,000  
Sally Andy | 407.804.0407

397 Cherry Tree Circle | Palm Bay  
\$29,000  
Wendy Stephenson | 321.794.5140

201 East 434 State Road | Winter Springs  
\$250,000  
Stephen Bounsanga | 407.808.9631

229 Two Lakes Lane | Eustis  
\$40,000  
Sally Andy | 407.804.0407

1898 Jayhawk Court NW | Palm Bay  
\$29,000  
Wendy Stephenson | 321.794.5140

4778 South Atlantic Avenue | Ponce Inlet  
\$199,000  
Rachel McGrath & Debbie Keilin | 386.795.0911

315 Two Lakes Lane | Eustis  
\$40,000  
Sally Andy | 407.804.0407

330 Dandurand Street SW | Palm Bay  
\$16,500  
Wendy Stephenson | 321.794.5140

Malabar Road | Malabar  
\$150,000  
Wendy Stephenson | 321.794.5140

2609 Courtland Boulevard | Deltona  
\$39,900  
Wendy Stephenson | 321.794.5140

1102 Johnston Road SE | Palm Bay  
\$12,500  
Wendy Stephenson | 321.794.5140

Maggie Jones | Eustis  
\$149,900  
Patrick Whalen | 407.257.8825

1312 Tartan Avenue | Deltona  
\$39,000  
Carla Rivera | 386.315.0823





## 747 NORTH

Situated in beautiful downtown St. Petersburg, 747 North's 16 individual residences and two penthouse residences personify today's ultra-modern live-work lifestyle. Clean, edgy lines and contemporary finishes are exemplified throughout this pet-and-fitness-friendly community. Generously designed residences offer over 1,800 square feet, three bedrooms, three baths, laundry room, smart technology and high-end finishes. Surrounded by common gathering areas and ample green space, all in a downtown setting, 747 North is an urban oasis.

From **\$450,000**

**727.410.3605**

**747North.com**



## ALLURE

In a world-class downtown Sarasota location, Allure's 10 four-story modern luxury townhomes embody a lifestyle of contemporary elegance. Rich interior appointments and exceptional features include individual rooftop terraces 55 feet in the air, three-car garages, private six-passenger elevators, three bedrooms, three baths and two half baths. Each residence offers partial water views surrounded by the glow of city lights.

From **\$2,160,000**

**941.539.0633**

**AllureSarasota.com**



allure



## AQUA

Wonder what it would be like to live in a piece of art? Look no further than AQUA. Designed by award-winning architect, Guy Peterson, Office for Architecture, the now complete AQUA has elevated and redefined the Sarasota skyline. AQUA's list of amenities includes a full-time concierge, private elevator entrance, private two-car garage, private boat slip with lift, fitness studio, yoga room, sauna, wine room, putting green and waterfront heated pool and spa. All this in an amazing waterfront location on Golden Gate Point just minutes from downtown Sarasota, St. Armands Circle and the beaches of Lido and Longboat Key. Only two residences remain.

From **\$3,195,000**

941.302.9674

Aqua280.com

**AQUA**  
 ICONIC STYLE  
 MEETS ELEGANCE AND LUXURY



## THE FOREST AT HI HAT RANCH

The Forest at Hi Hat Ranch is a master-planned community featuring exceptional custom estates with grand floor plans on large homesites of three-to-five acres or more. Nestled amidst some of Sarasota County's most beautiful forested land, its private and tranquil setting is enhanced by its convenience to schools, beaches, shopping and more.

From **\$900,000**

941.928.8408

TheForestAtHiHatRanch.com

**THE FOREST**  
 HI HAT RANCH







## OCÉANE

Located directly on the Gulf of Mexico, OCÉANE is a place where you live every day with awe-inspiring views. With only six exclusive condominium residences, OCÉANE is a private and secluded resort-style living experience on Siesta Key. This limited opportunity offers the ultimate contemporary lifestyle, providing unprecedented living accommodations and finishes that extend well beyond the scope of anything in the Sarasota area. OCÉANE sets new standards of refined, resort-style luxury, on the edge of the Gulf of Mexico.

From **\$3,873,000**

941.356.8428

[OceaneSiestaKey.com](http://OceaneSiestaKey.com)

OCÉANE



## THE PEARL

The five-story Pearl is an elegant, rare and distinctive residential development located west of downtown Sarasota and nestled in the heart of the luxurious and charming 22-acre peninsula of Golden Gate Point. The Pearl offers eight individual condominium residences that purposefully reflect a unique building design by creating spacious and airy living areas with floor-to-ceiling windows and sliding doors that open to expansive terraces.

From **\$1,650,000**

941.308.6497

[ThePearlSarasota.com](http://ThePearlSarasota.com)

THE PEARL.



## THE Q

Ultimate convenience. Ultra-contemporary architecture. Urban living. Welcome to The Q, downtown Sarasota's newest and most affordable townhouse living experience. The Q is moments away from dining, the theater, the fine arts, specialty retailers and just minutes from the sparkling waters of Sarasota Bay. Discover your personal downtown retreat the moment you arrive home to The Q. Each residence is two or three levels in height and offers Italian cabinetry, German plumbing fixtures, soaring ceilings, solid-wood eight-foot interior doors, natural gas, optional elevators and private two-car garages. Experience cosmopolitan living at The Q.

From **\$680,000 to \$990,000**

941.539.0633  
 QSarasota.com



## ZAHRADA

Zahrada will encompass six large, three-story townhouses over retail space in the booming Rosemary District in downtown Sarasota. These four-bedroom, three-and-a-half bath townhomes will have its own two-car garage on the alley and its own private elevated landscaped courtyard with a plunge pool and outdoor kitchen. Each unit also will have a detached guest suite on one end of its courtyard. Both the retail spaces and the living rooms will have 13-foot ceilings.

From **\$1,299,000**  
 Retail from **\$350,000**

941.920.1500  
 ZahradaSarasota.com



# Z A H R A D A







## ESMERALDA ON EIGHTH

Perfectly positioned in the heart of Old Naples sits Esmeralda on Eighth – Naples’ newest crown jewel. A perfect marriage of design, innovation and ingenuity creates these luxurious condominium residences with individual private access to each residence and courtyard, creating the feel of a single-family home. Esmeralda on Eighth offers six elegant villas, each featuring over 3,000 square feet of living space, a private personal heated saltwater pool, a private brick paver courtyard and entrance, a private elevator that opens exclusively to your residence, an attached two-car garage and lushly landscaped exterior. From **\$2,450,000**

239.273.0403

[EsmeraldaOn8th.com](http://EsmeraldaOn8th.com)



**ESMERALDA**  
ON EIGHTH



## GREY OAKS ESTUARY AT GREY OAKS

Grey Oaks and Estuary at Grey Oaks personify all that gracious living has to offer. These exclusive Naples golf communities attract home buyers worldwide to their full array of club amenities, exceptional location, reputation for world-class service and variety of exquisite homes. A wide range of amenities include three championship 18-hole golf courses, two newly remodeled clubhouses, a resort-style pool, indoor-outdoor dining, a bar with poolside cabanas and a 30,000-square-foot wellness and community center.

Grey Oaks from **\$850,000**

Estuary from **\$2,500,000**

239.261.3148

[EstuaryAtGreyoaks.com](http://EstuaryAtGreyoaks.com)





## LEGACY ESTATES

Legacy Estates is a unique and contemporary enclave of mid-century modern homes situated in North Naples. These distinctive homes serenely incorporate streamlined architectural features with an open but welcoming interior. The homes are characterized by clean lines and open spaces with window views that allow for the seamless integration with nature, thereby creating an energy that promotes harmony. Legacy Estates combines the exclusivity of a gated community with the accessibility and convenience of in-town living. This is a rare opportunity for those who place equal priority on quality design and modern living.

From **\$899,000**

239.552.5544

[NaplesLegacyEstates.com](http://NaplesLegacyEstates.com)



## MYSTIQUE

Mystique presents an extraordinary opportunity to own a luxurious new estate in the first of its kind ultra-luxury high-rise in Pelican Bay in more than a decade. Set against the tranquil waters of the Gulf of Mexico, beautiful sugar sand beaches, hidden bays, nature preserves, parks and golf courses, Pelican Bay offers a relaxed and elegant lifestyle unsurpassed by any other community.

Estates from **\$3,400,000 – \$7,000,000**

Penthouses from **\$9,000,000**

239.598.9900

[MystiquePelicanBay.com](http://MystiquePelicanBay.com)







## RESIDENCES AT MERCATO

Experience luxury living redefined at Residences at Mercato, a gated enclave of 47 homes accentuated by custom outdoor living areas designed to emphasize year-round leisure. This exclusive neighborhood offers urban living among the very best shopping, dining and entertainment southwest Florida has to offer. Coupled with one of Naples' most beautiful beaches – only minutes from your front door – you'll understand why Mercato's location is so exciting.

From **\$1,425,000**

**239.594.9400**

**ResidencesAtMercato.com**



RESIDENCES  
AT MERCATO



## THE BROOKS AT LINVILLE RIDGE

Comprised of residences starting from 2,050 square feet, The Brooks at Linville Ridge is a new luxury community in one of North Carolina's most exclusive mountaintop communities. Situated at an elevation of 4,600 feet, these eight residences are nestled between the first green and the ninth fairway of the Linville Ridge golf course and offer three-bedroom floor plans. Residents will enjoy golf and spectacular views of Grandfather Mountain and beyond. Members will enjoy Linville Ridge's luxury restaurant, spa, clubhouse and fitness center.

From **\$890,000**

**828.898.5151**

**TheBrooksAtLinvilleRidge.com**

the **BROOKS**  
LINVILLE RIDGE



## COTTAGES AT CRANBERRY COVE

Nestled inside the gates of Linville Ridge Country Club, this new neighborhood will feature 20 single-family homes with three-bedroom floor plans ranging from 2,400 to 2,800 square feet. Each home will be built at an average elevation of 4,000 feet, situated on a minimum of one acre, with breathtaking views of Grandfather Mountain and the Blue Ridge Mountain range.

From \$950,000

828.898.5151

CottagesAtCranberryCove.com

**COTTAGES**  
AT CRANBERRY COVE



## CHESTNUT AT BLOWING ROCK

Chestnut at Blowing Rock – where Main Street and luxury meet. Located minutes from Main Street and boasting breathtaking mountain views, Chestnut at Blowing Rock will feature 23 pristine residences from 2,400 square feet.

This eight-building enclave offers luxury one-level living, two-car garage, elevator access and maintenance-free living.

From \$1,000,000

828.964.5438

ChestnutAtBlowingRock.com







1,800  
ACRES



75°  
AVERAGE TEMP.



4,945 FEET  
ABOVE SEA LEVEL





# ELEVATE YOUR LIVING

Linville Ridge, a luxury country club community near Blowing Rock, boasts award-winning golf, tennis, sophisticated dining venues and social events to fill every calendar. With home opportunities ranging from cottages to custom estates, at The Ridge the possibilities are endless.

Visit our models open daily | From \$950,000



Marketed exclusively by

Premier | **Sotheby's**  
INTERNATIONAL REALTY

[LinvilleRidge.com](http://LinvilleRidge.com) | 828.898.5151

ORAL REPRESENTATION CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. ©2016 Premier Sotheby's International Realty. All rights reserved. This material may not be reproduced, displayed, modified or distributed without the express prior written permission of the copyright holder. Premier Sotheby's International Realty is a holding of The Lutgert Companies. Sotheby's International Realty and the Sotheby's International Realty logo are registered service marks used with permission. Each office is independently owned and operated. Equal Housing Opportunity. If your property is listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers. We are happy to work with them and cooperate fully. Information deemed accurate but not guaranteed. This publication represents a sampling of our properties as of February 17, 2017.





LOCAL



PARTNER



GLOBAL REACH

CONTACT US TODAY FOR A CONSULTATION ON HOW YOUR HOME CAN BE  
MARKETED IN CENTRAL FLORIDA AND AROUND THE WORLD.

Premier | **Sotheby's**  
INTERNATIONAL REALTY

[PREMIERSOTHEBYSREALTY.COM](http://PREMIERSOTHEBYSREALTY.COM)

North Orlando | 407.333.1900  
Spruce Creek and The Beaches | 386.761.2172

Southeast Orlando | 407.480.5014  
Southwest Orlando | 407.581.7888

New Smyrna Beach | 407.644.3295  
Winter Park | 407.644.3295