

# CASA del LAGO

FALL 2010  
Sheet of Dreams

## The Community...

Residents receive a warm welcome as they approach the Spanish-themed ornate entrance with stone, iron and wood features; including colorful bougainvillea draped trellises and decorative water fountains surrounded by lush landscape. The inviting feeling of the community will permeate throughout Casa del Lago with warm lighted streets and sidewalks, old-world privacy walls, and a scenic boardwalk for lakeside strolls on Lake Burden. The community boasts 83 home sites, including 38 waterfront lots. HOA maintained lawn service, pest control and sprinkler service will keep the community well maintained and attractive. Safety for the residents will be provided 24 hours a day, seven days a week. Lots are priced from the low \$200ks to over \$800k with custom luxury homes priced from \$800k to over \$3 million. Casa del Lago will offer memberships for the nearby Keene's Pointe Golden Bear Club.

## The Area...

Windermere is rated the #1 top-choice town in the state of Florida for families with children by Neighborhood Scout. Criteria included quality public schools, safety from crime, a high proportion of families with children, and many more.

Located on the picturesque and serene waters of Lake Burden, within close vicinity to other luxury communities such as Keene's Pointe, Isleworth and Lake Butler Sound, Casa del Lago offers all the opportunities of the Windermere area and the luxuries of Orlando living.

Within walking distance of Casa del Lago, you will find Sunset Park Elementary; a "high tech" school recognized as an 'A' school both years it has been operating. Bridgewater Middle School and West Orange High School are also both 'A' schools that belong to the district in which Casa del Lago is zoned.

Windermere Preparatory School, a private college preparatory school educating students from Pre K 3 through twelfth grade, is located a few minutes north of Casa del Lago. Casa del Lago has an exciting partnership with WPS and a tuition incentive program that offers discounted tuition to families residing in Casa del Lago.

Casa del Lago is close to area attractions such as Walt Disney World, Sea World and Universal Orlando.

Also within minutes is a remarkable selection of first-rate dining including Emeril's, Morton's Steakhouse, and Seasons 52 to name a few.

Local shopping is abundant with the nearby Winter Garden Village outdoor shopping mall. Mall at Millenia and Florida Mall are two indoor malls with exceptional stores and restaurants.

Local nightlife includes Universal Orlando City Walk, Downtown Disney and an array of hot spots along the famous International Drive.

## The Latest...

Based on several sources from the media and economists, it appears the Orlando housing market has reached a bottom. Therefore, we believe now is the appropriate time to adjust pricing on these available homes to reflect the current market.



Looking for a home that is less than 3,000 square feet in a luxurious community? The homes featured here are a unique find; no other homes in Casa del Lago will be built at less than 3,000 square feet.

Standard features on these homes include tile roof, granite countertops throughout, custom closets in master suite, natural gas heated pool/spa, cooking and fireplace. Jenn-Aire appliance package, upgrade lighting and fan package and detailed ceilings.

### Pricing Effective May 1<sup>st</sup>

- 1<sup>st</sup> Home Pictured: 2,941 sq ft **\$595,000** at \$202/sq ft
- 2<sup>nd</sup> Home Pictured: 2,533 sq ft **\$515,000** at \$203/sq ft
- 3<sup>rd</sup> Home Pictured: 2,345 sq ft **\$475,000** at \$202/sq ft

## The Market...

The latest home starts and inventory data is pointing to a market stabilization, according to the latest report from Metrostudy. There were 863 single-family housing starts in Orlando subdivisions during the first quarter of 2009, which is down 41 percent from the 1,463 starts reported during the same period a year ago, the report said. Construction starts also remained at the same rate from fourth quarter 2008 through this year's first quarter, which could signal a bottom in new-home construction activity, the report said.

*Orlando Business Journal, April 29, 2009*

ORLANDO, Fla., April 23 /PRNewswire/ -- Florida's existing home sales increased in March, making it the seventh month in a row that sales activity demonstrated gains in the year-to-year comparison, according to the latest housing data released by the Florida Association of Realtors® (FAR). Existing home sales rose 30 percent last month with a total of 13,085 homes sold statewide compared to 10,080 homes sold in March 2008, according to FAR. Statewide existing home sales in March were 32.7 percent higher than February's statewide sales.

*Florida Association of Realtors, April 23, 2009*

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