

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...

July 2009

Lots of activity in Casa del Lago...

2 lots at a substantial discount- pricing extended to August 31

Casa del Lago is offering a temporary price reduction on two waterfront lots on beautiful Lake Burden. Lake Burden is a private lake with only lakefront home access. Lot 16 is 130' x 187' and Lot 17 is 138' x 191'. **Lots 16 and 17 have been temporarily reduced in price from \$785,000 per lot to \$500,000 per lot.** This price will remain in effect through August 31, 2009. We have quality, custom home builders prepared to build homes on these lots or any of our remaining lots in the community. **Casa del Lago is offering a 6% commission on the sale of these two lots.**

2 homes under construction

Lots 35 and 50 are under construction by custom home builder, Image Builders. Both homes will be two story Spanish/ Mediterranean themed homes with tile roofs, three car garages, and 8 ft doors. Lot 35 will have 3,876 living square feet and lot 50 will have 3,417 living square feet.

2 homes available for sale

Three of the five existing homes have now been matched with families! There are two remaining homes available for sale. Lot 41 with 3,831 living square feet for \$870,000 and Lot 45 with 2,533 living square feet for \$515,000.

Are you waiting on the sidelines for the market to improve? Don't wait too long or this opportunity will be gone! Over the last 6 months Orlando has reduced housing inventory by over 50%. When excess inventory is gone we will see price increases... you can count on it. Read below and note the supporting data on why now

The Market...

Orlando housing market nears a balance between buyers and sellers

(July 10, 2009 – Orlando, FL) A steady increase in the pace of Orlando home sales activity is creating conditions that are within striking distance of a balanced market. Inventory level reflects an 8.37-month supply at the current pace of sales; a market with six months of supply is considered by housing economists to be balanced between buyers and sellers.

There are currently 17,831 homes available for purchase through the MLS. Inventory decreased by 1,292 homes from May 2009, which means that 1,292 more homes left the market than entered the market. Compared to last year, the June 2009 inventory level is 27.44 percent lower than it was in June 2008 (24,575). The inventory level's 8.37-month supply is the lowest since July 2006. **Increased sales activity has led inventory months-of-supply to decline by 61.14 percent since January 2009, when months of supply clocked in at 21.54.**

Orlando Regional Realtor Association Market Statistics July 2009

Contact our team at: 407.571.2202 or at: info@casadellago.com

Website: www.casadellagofl.com

Lake Burden Investments, LLC

7932 W. Sand Lake Road, suite 102

Orlando, FL 32819

Office: 407.226.8888 Fax: 407.226.8899

