

Information About Our Home

14640 Quail Trail Circle
Orlando, Florida 32837

Fantastic Schools

Hunters Creek Highly Rated

Easy/multiple roads into Orlando.

Wonderful Shopping just 5 minutes

Orlando International - 20 minutes away.

Orlando Medical City at Lake Nona 10 minutes.

Central Florida Attractions less than 30 minutes away!

Walking Distance (3 blocks) to Hunters Creek Golf Course



See More on my web site:

<https://skipstein.com/selling-our-home.html>

Seller phone: 407-680-3914

Dear Potential Purchaser of our home, Nancy and I built/purchased this home in 1990 after moving here from out of state. We have raised our daughter, became grandparents and have loved every day in this, our home. I have put together some items of interest; at least ones that I would be interested in learning that isn't reflected in the MLS Listing and presented by most real estate agents; they don't have time to digest information on every home they show.

We have well maintained this home for over 28 years and have made sure that it has always been in excellent condition. Over the years and most recently last year, we have made significant improvements that I would like you to understand. In addition, although this home was built in 1990, we have a current 'wind mitigation certificate' that shows the integrity of the roof. In fact, this is transferable and will save you a bundle on home owners insurance.

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With our insulated windows & doors in conjunction with the new HVAC System our average electrical bill is just **\$203.21** and that includes running the pool (which by the way has a brand-new cleaner). All electrical wiring is 10 gauge which reduces heat and improves efficiency; it is very unusual in homes built today.

Our Alarm system (full motion sensors and door contacts – including garage door!) is fully monitored and is a ‘cell phone based’ unit so telephone wires cannot be cut to disable notification of the police/fire departments. This is included; you just have to pay for the monitoring.

Some of the highlights of our improvements that total over \$88,000.00:

- Brand New HVAC System
- Brand New Hot Water Heater
- All Windows are double/pane insulated windows.
- Replaced all exterior doors with double pane insulated glass.
- Replaced the ‘sliding glass’ doors to the pool area with Lovely French Doors that when opened in the Spring & Fall provide wonderful outside fresh air to the home and makes the pool area an extension of the living/dining room.
- Replaced all the ‘wood’ siding with stucco and repainted with Elastomeric Masonry Paint that should last well over 10 years.
- Totally gutted/remodeled the entire home.
 - Scrapped and re-taped/floated all walls and ceilings.
 - Took down the wall separating the kitchen/dining area and replace with a bar with stools to provide that ‘open concept’ look/feel.
 - Replaced every fixture, door hardware, wall sockets/outlets, appliances and more.
 - Replaced all windows and doors and resealed them all.
 - Included Refrigeration units are all commercial grade (negotiable if not offering full asking price or more).
- Wall length storage and work table in garage.
- Pantry shelving in the laundry room.

These are just some of the highlights. See attached Detailed list with contractor contact information.

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Area Amenities

Location, Location, Location!

Hunters Creek Golf Club 5-minute drive or walking distance

Target superstore

The Loop Shopping- Michaels/JC Penny/Bed Bath and Beyond/Marshalls

Publix 2 close locations, Aldi's, Sedano's, Fresh Market and soon to open Lucky Stores

Whole Foods Market-30-minute drive

The Crossland's shopping center- Home Goods/Hobby Lobby/Fresh Market/Starbucks

BJ's wholesale/Costco Business Center/Home Depot/Lowe's

Millenia Mall and Florida Mall nearby

Churches/Greenway Church/Peace United Methodist Church/Holy Family Catholic Church/First Baptist Church of Kissimmee

15 minutes from Orlando international airport and Lake Noa Medical/Nemours Children's Hospital

Minutes from Florida Hospital/Osceola Regional Hospital

Several Dentist to choose from

*Ladybird Academy of Hunters Creek Day Care Center (4.5 stars)-walking distance

John Young Elementary School/Kissimmee Charter Academy/Endeavor Elementary School/Freedom High School/Cypress Creek High School/Renaissance Charter School at Hunters Creek Middle School

Several Doctor choices nearby/Pediatrics/Geriatricians/family practices/Hunters Creek Emergency Hospital/Walgreens/CVS pharmacies/Chiropractic care

Several Restaurants to choose- Italian/Greek/Asian/Seafood/American/Fast Food/Mexican/Cracker Barrel Old Country Store/Pizza/Keke's Breakfast Cafe

Close to Gatorland/Disneyworld/Universal Studios/Sea World/Downtown Historic Kissimmee Train Station/Antique shops and Restaurants/New World Wellness Yoga Studio

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Home Improvements - Details

September 2009

Replace all Kitchen Cabinets - \$3302.42

Custom Design Company of Central FL Inc
2836 Michigan Avenue
Kissimmee FL 34744
Phone (407) 847-4474 Fax (407) 847-5004

May 2010 – Full Remodel - \$29,591.77

L and D Construction, LLC
848 Mentmore Circle
Deltona, FL 32738
407-927-7171

- Remove Popcorn, Strip & Texture All Interior Walls and Ceilings
- Replace Floor Trip with 5-inch wood trim
- Replace carpet on stairs
- Texture and paint all walls and ceilings with Behr washable paint
- Replace all bathroom tile floors
- Remove all built-in cabinets in bathrooms
- Remove kitchen tile
- Remove all carpet and install wood laminate throughout
- Replace all windows with double pane insulated windows
- Remove sliding glass door and replace with French Double Doors with interior blinds
- Remove sliding glass door in Master Bedroom – replace with large window
- Replace front door with insulated glass with internal blinds
- Remove wall in kitchen separating dining area.
- Add electrical outlet on fireplace mantle
- Move ceiling fixture in Dining Room

May 2010 – Whole House Water Treatment & Filtration - \$1275.00 (included)

- Removes Tannins and Chlorine
- Softens Water

May 2010 – Owner Upgrades (included)– \$11,426.05.

- Replaced all toilets with low water consumption 17” American Standard - \$968.25
- Install free-standing granite top bathroom cabinets in all bathrooms - \$3750
- Replace ALL electrical outlets and covers in home \$345.30
- Replace ALL wall switches with designer ‘rocker-type’ switches. \$387.50
- Replace all door hinges, handles and locks - \$1475
- New ceiling fans in all areas \$1875
- Add new window treatment blinds in all

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- Custom Built-in shelving for cookbooks adjacent to Kitchen – \$875.00
- Add 'laundry room/pantry' wall in garage with door \$1750

May 2010 – Owner Upgrades – \$10,574.50 – Optionally Included

- New Advantium 120 Convection/Microwave \$1079.10
- New Whirlpool glass top double with convection oven - \$1048.50
- GE Profile Dishwasher - \$749.95
- Frigidaire Commercial Stainless Trim Glass Front refrigerator \$899.95
- Frigidaire Stainless Commercial Freezer – 20.5 cu. Ft. – \$1200.00
- Add shelving for 'pantry' in laundry room \$1250.00
- Fisher Paykel Washer – \$1599.00
- Fisher Paykel Dryer - \$1399.00
- Kitchen Island (73 inches by 26 inches) with 3-Drawer and two doors with access from both sides \$450.00
- Big Green Egg Grill with Cedar wood cart on wheels – \$899.00

June 2015 – Security System with motion sensors – \$1275.00 (Included)

Absolute Innovation
BruceH@absolute-innovation.com
Cell: 407 937 9481

- Cell Phone Based
- Monitored
- Door Contacts on all doors including garage door
- Motion Sensors on both floors, hallways and garage

November 2015 – New Rheem Hot Water Heater - \$733 (Included)

FG Plumbing
7512 Dr. Phillips Blvd.
Suite 50-232
Orlando, FL 32819
407-218-0623

- Manufacture Date: 2015-10-20
- Model Number: 84V40
- Serial Number: A431508614

January 2016 – New Stucco and Paint - \$6,786.80

Anicette Stucco LLC
3734 Spring Land Dr.
Orlando, FL 32818

- Stucco work on the upper level of the home on the rear, west side, and chimney - \$3800.00
- Exterior Paint = BEHR PREMIUM® Elastomeric Masonry, Stucco & Brick Paint - \$2986.80

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May 2016 - New Countertops – \$963.04 – Custom Design

Custom Design Company of Central FL Inc
2836 Michigan Avenue
Kissimmee FL 34744
Phone (407) 847-4474 Fax (407) 847-5004

- New Kitchen large stainless-steel sink
- New 'silent' model garbage disposal
- Add commercial grade kitchen faucet/spray-head.
- New GE Profile Dishwasher

May 2016 - New Wood Floors – \$14,393 - Full Lower Level

50 Floor
9580 Delegates Drive
Orlando, FL 32837
407-362-1171

- **Eligna Collection Laminate Plank Flooring**
- Spiced Tea Maple (2-Strip)
- Limited Lifetime Residential

June 2016 - New HVAC - \$4,000

Aurora Air, Inc.
1460 Gemini Blvd Suite 2
Orlando, FL 32837
(407) 574-5717

- 4.0 Ton 14 SEER, R410A
- Air Handler as per AHRI Certificate 7502901
- Cooling Capacity of System = 41,000 BTU's
- Air Handler Model # TEM4AoC42S41SA

March 2018 – Exterior touch-ups - \$2640.00

Lake Nona Pools
10097 Randolphs Orchard Ln.
Orlando, FL 32827

- Repaint Driveway - \$750
- Repaint Pool Deck - \$1250
- Replace/upgrade Pool Cleaner - \$640

Total household improvements: \$88,350.58