



**County:** Polk **Status:** Active  
**Subdiv:** BALMORAL ESTATES **List Price:** \$630,000  
**Subdiv/Condo:**  
**Beds:** 6 **Year Built:** 2023  
**Baths:** 6/1 **Special Sale:** None  
**Pool:** Private **ADOM:** 3  
**Property Style:** Single Family Residence **CDOM:** 3  
**Lot Features:** In City Limits, Street Paved  
**Total Acreage:** 0 to less than 1/4 **Pets:** No  
**Minimum Lease Period:** 1-7 Days **Max Times per Yr:**  
**Garage:** Yes **Attch:** Yes **Spcs:** 2 **Carport:** No **Spcs:**  
**Garage/Parking Features:**  
**New Construction:** Yes **Proj Comp Date:**  
**Property Condition:** Completed **Permit Number:**  
**Builder Name:**  
**Builder License #:**  
**Builder Model:**  
**LP/SqFt:** \$213.99 **Heated Area:** 2,944 SqFt / 274 SqM  
**Total Area:** 3,744 SqFt / 348 SqM  
**Total Annual Assoc Fees:** 6,800.00  
**Average Monthly Fees:** 566.67  
**Home Warranty Y/N:** Yes

This is another one of those recently developer completed single family houses of the Westminster model in 2023. It is a brand new large 6-suites (each bedroom with a full bathroom) gorgeous vacation rental home with an enclosed lanai and swimming pool. Currently it has been rented on a long term lease which the buyer can assume. After the lease expires, the owner can decide to continue to rent it out in long term leases, turn it into a short term vacation rental or simply use it as a primary residence. It is located in the well-known Balmoral Resort community with a gym, a waterpark with zero-entry swimming pool, water slides and a bar/restaurant in the amenity center. Airport and many major theme parks are within an hour drive away. The geographical center of the Central Florida location on high ridge elevation with less hurricane damage potential than the coast area also provides a peace of mind for those climate change conscious long term property investors. :-) It has everything a tourist can ever dream of to have for a wonderful time with friends and families in a Florida vacation. Owners can use these vacation homes as a pied-a-terre in the theme parks capital of the world or as a permanent residence in Orlando. While not using these vacation rental homes, owners can rent them out either on short term on sites like Airbnb, VRBO, Expedia (subject to some HOA rule restrictions) or they can simply find long term tenants in order to generate income. This flexibility of both short term and long term self use is one of the best advantages this property has. Please note: Since the property is occupied by a long term tenant with their own furniture, the furniture photos used in this listing are developer's own showroom furniture. The pool photos used are also from developer's similar stock photos. However the actual pool of this property does have a similar panoramic lake view. The property will be sold unfurnished. Traffic congestion is much less an issue in this growingly popular neighborhood as those close to I-4. There is also a big actively used sports field with tournaments and exercises for foosball and soccer fans. Again, the property has no short term or long term rental restrictions. Conveniently located only a few miles away from a large Publix grocery store, McDonald's and the historic downtown. Major shopping area of Posner Park Shopping Village with a Cinopolis and a BJs Wholesale Club is about half an hour away. The story of one of the best vacation home hidden gems needs to be told. There are many incentives for those early birds. Don't hesitate to call us or text us today to arrange for a tour. Generous referral fees are also available for out-of-state brokers and agents. Inquiries are welcome.

Recent: **09/13/2023 : NEW**

**Land, Site, and Tax Information**

**Legal Desc:** BALMORAL ESTATES PHASE 2 PB 164 PG 1-5 LOT 118

**SE/TP/RG:** 32-27-27

**Subdivision #:**

**Tax ID:** [27-27-32-804508-001180](#)

**Taxes:** \$2,074

**Auction Type:**

**Auction Firm/Website:**

**Homestead:** No

**CDD:** No

**AG Exemption YN:**

**Alt Key/Folio #:**

**Add Parcel:** No

**# of Parcels:**

**Ownership:** Fee Simple

**SW Subd Condo#:**

**Flood Zone:** x

**Floors in Unit/Home:** Two

**Bldg Name/#:**

**Book/Page:** 164-1-5

**MH Make:**

**Land Lease Y/N:** No

**Land Lease Fee:**

**Planned Unit Dev:**

**Lot Dimensions:**

**Existing Lease/Tenant:** No

**Days Notice To Tenant If Not Renewing:**

**Water Frontage:**No

**Water Access:** Yes-Pond

**Water View:** Yes-Pond

**Addtl Water Info:**

**Zoning:**

**Future Land Use:**

**Zoning Comp:**

**Tax Year:** 2022

**Property Access:**

**Annual CDD Fee:**

**Additional Tax IDs:**

**Complex/Comm Name:**

**Development:**Not in Development

**SW Subd Name:**

**Flood Zone Date:**

**Floor #:** 2

**Total # of Floors:** 2

**Census Block:**

**MH Model:**

**Total Units:**

**Lot Size Acres:** 0.19

**Monthly Rental Amount:**

**Month To Month Or Weekly Y/N:** No

**Block/Parcel:**

**Front Exposure:** Northwest

**Lot #:** 118

**Buyers Premium:**

**Other Exemptions:**

**Flood Zone Panel:**

**Census Tract:**

**MH Width:**

**Lot Size:** 8,416 SqFt / 782 SqM

**End Date of Lease:**

**Interior Information**

**A/C:** Central Air

**Heat/Fuel:** Central, Heat Pump

**Heated Area Source:** Builder

**Laundry Features:**

**Fireplace:** Yes-Living Room

**Accessibility Features:**

**Utilities:** Cable Available, Cable Connected, Electricity Available, Electricity Connected, Public

**Water:** Public

**Additional Rooms:**

**Flooring Covering:** Vinyl

**Security Feat:** Security Gate

**Total Area Source:** Builder

**Window Features:**

**Furnishings:**Unfurnished

**Sewer:** Public Sewer

**Interior Feat:** Ceiling Fans(s), Eating Space In Kitchen, Thermostat, Walk-In Closet(s)  
**Appliances Incl:** Convection Oven, Cooktop, Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer

# of Wells:				# of Septics:	
Room Type	Level	Approx Dim	Flooring	Bedroom Closet Type	Features
Bedroom 1	First			Built-in Closet	
Master Bedroom	Second			Walk-in Closet	
Bedroom 2	Second			Built-in Closet	
Bedroom 3	Second			Built-in Closet	
Bedroom 4	Second			Built-in Closet	
Bedroom 5	Second			Built-in Closet	
Living Room	First				
Kitchen	First				

#### Exterior Information

**Ext Construction:** Stucco  
**Roof:** Tile  
**Property Description:**  
**Architectural Style:**  
**Ext Features:** Sidewalk  
**Other Equipment:**  
**Other Structures:**  
**Patio And Porch Features:**  
**Pool:** Private  
**Pool Features:** In Ground, Indoor, Lighting, Screen Enclosure  
**Vegetation:**  
**View:** Water  
**Road Responsibility:**

**Foundation:** Slab  
**Basement:**

**Property Attached Y/N:**  
**Garage Dim:**  
**Farm Type:**

**Barn Features:**

**Horse Amenities:**  
**# of Stalls:**  
**# Paddocks/Pastures:**  
**Spa Y/N:** Yes  
**Spa Features:** Heated, In Ground  
**Fencing:** Vinyl  
**Road Surface Type:** Asphalt

#### Green Features

**Disaster Mitigation:**  
**Indoor Air Quality:**  
**Green Energy Features:**  
**Green Energy Generation:**  
**Solar Panel Ownership:**

**Green Water Features:**  
**Green Landscaping:**  
**Green Sustainability:**

#### Community Information

**HOA/Comm Assn YN:** Yes  
**HOA Fee Requirement:** Required  
**HOA Fee:** 1,700  
**HOA Payment Schedule:** Quarterly  
**Monthly HOA Amount:** 566.67  
**Other Fees :**  
**Assn/Manager Name:** Balmoral Homeowners Association  
**Assn/Manager Phone:**  
**Master Assn/Name:** No  
**Community Features:**  
**Fee Includes:**  
**Housing for Older Per:** No  
**FCHR Website Y/N:**  
**Affidavit:**  
**Expire/Renewal Date:**  
**Pet Restrictions:**  
**# of Pets:**  
**Max Pet Wt:**  
**Pet Size:**  
**Management:** Full Time  
**Can Property be Leased:** Yes  
**Association Approval Required:** Yes  
**Approval Process:** Application to HOA is necessary for prior approval of management company and other issues. Please check with HOA for further info.  
**Lease Restrictions:** Yes

**Condo Fee:**  
**Condo Fee Schedule:**  
**Condo Land Included Y/N:**  
**Monthly Condo Fee Amount:**  
**Monthly Maint Fee (in Addn to HOA):**  
**Other Fee Schedule:**  
**Assn/Manager Email:**  
**Assn/Manager URL:**  
**Master Assn Fee:**  
**Association Amenities:**  
**Amenities w/Addnl Fees:**

**Master Assn Ph:**

**Elementary School:**  
**Middle School:**  
**High School:**  
**Building Elevator Y/N:**

**Additional Lease Restrictions:** Please check with HOA before proceeding.  
**Minimum Lease Period:** 1-7 Days  
**Maximum Times Per Year:**  
**Years of Ownership Prior to Leasing Required:** No  
**Number of Ownership Years Prior to Lease:** 0

#### Realtor Information

**List Agent:** [Ralph Liu](#)  
**List Agent E-mail:** [investorsally@gmail.com](mailto:investorsally@gmail.com)

**List Office:** [INVESTORSALLY, LLC.](#)  
**Original Price:** \$630,000  
**List Office 2:**  
**On Market Date:** 09/13/2023  
**Previous Price:**  
**Listing Service Type:** Full Service  
**Possession:** Close of Escrow  
**Owner:** FELTRIM TUSCANY PRESERVE LLC  
**Financing Avail:** Cash, Conventional

**Web Link 1**  
**Dual Variable Compensation:** No  
**Single Agent:** 5%  
**Inter Office Info:**  
**Realtor Info:**  
**Confidential Info:**  
**Disclosures:** HOA/PUD/Condo Disclosure  
**Showing Instructions:** Appointment Only, Call Listing Agent  
**Driving Directions:** On US27 heading North, turn right at the entrance of Balmoral Resort. Follow Kenny Blvd the hour will be on your left.  
**Realtor Remarks:**

**List Agent ID:** 160000980  
**List Agent Fax:**  
**List Office Fax:**  
**List Office 2 ID:**  
**Price Change:**  
**Listing Type:** Exclusive Right To Sell  
**Owner Phone:**  
**Occupant Type:** Tenant  
**Web Link 2**  
**Bonus:**  
**Non-Rep:** 5%

**List Agent Direct:** 949-371-9139  
**List Agent Cell:** 949-371-9139  
**Call Center #:** 949-371-9139  
**List Office ID:** 279661079  
**List Office Phone:** 888-388-5432  
**LP/SqFt:** \$213.99  
**Expiration Date:** 03/31/2024  
**Representation:** Seller Represented  
**Bonus Exp Date:**  
**Trans Broker:** 5%

**Seller's Preferred Closing Agent**

**Closing Agent Name:**  
**Email:**  
**Address:** , Florida  
**Closing Company Name:**

**Phone:**  
**Fax:**

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