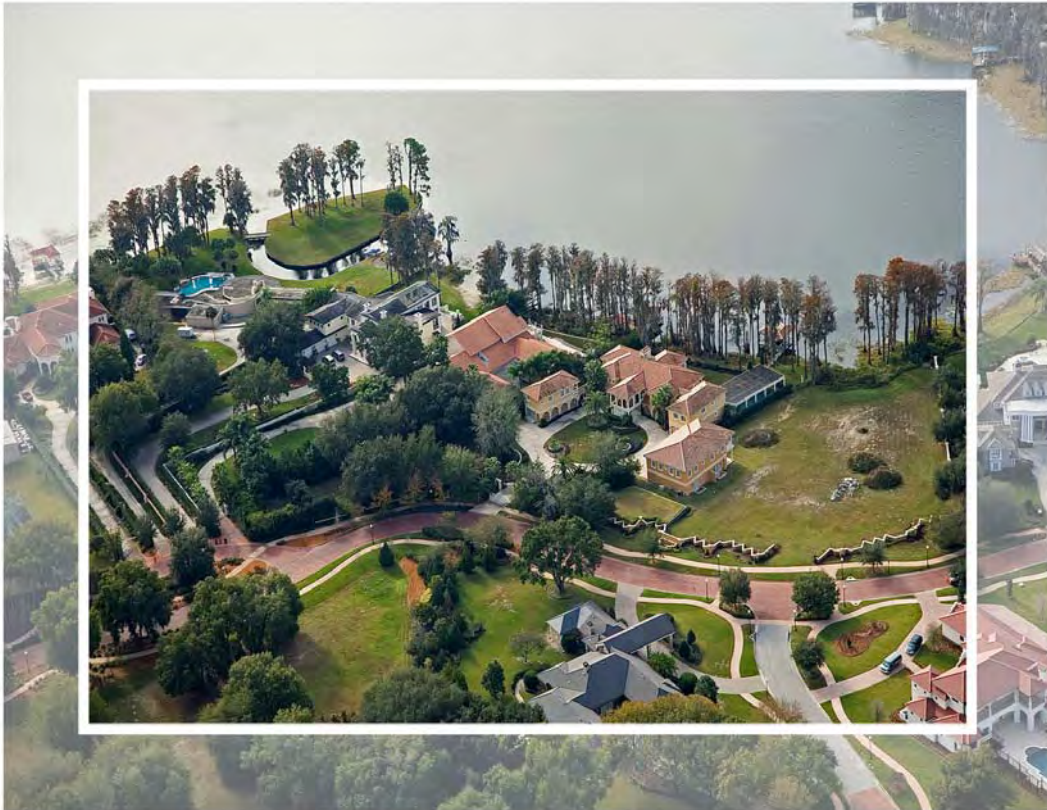


## Property Summary

### A Magnificent Lakefront Estate Home in Prestigious "Chaine du Lac"



<b>Auction Date / Time:</b>	Saturday, March 8, 2008 @ 1:00 P.M. E.S.T.
<b>Auction Location</b>	Renaissance Orlando Hotel Airport 5445 Forbes Place Orlando, Florida 32812 407.240.1000
<b>Directions:</b>	From Florida's Turnpike exit #254 to 528 Expressway (Beach Line) East 6± miles to 436 (S. Semoran Blvd.) North to N. Frontage Road. Left to Forbes Place. Right to Auction Day Address.
<b>Property Tours:</b>	<ul style="list-style-type: none"><li>■ Property Tours are Scheduled for February 9<sup>th</sup>, 23<sup>rd</sup> and March 8<sup>th</sup> (Auction Day) from 9:00 A.M. E.S.T. -11:00 A.M. E.S.T.</li><li>■ Will show by Special Appointment – call Francis Santos at 800.331.6620 x 16</li></ul>
<b>Auction Day Deposits:</b>	<ul style="list-style-type: none"><li>■ A \$250,000.00 Cashier's Check or Certified Funds made payable to Genovese, Joblove &amp; Battista P.A. Trust Account</li><li>■ An Additional Deposit totaling 10% of the Total Contract Price in the form of a Business or Personal Check</li></ul>
<b>Broker Participation:</b>	<ul style="list-style-type: none"><li>■ 2% of the Bid Price</li><li>■ Call 800.331.6620 or visit <a href="http://www.fisherauction.com">www.fisherauction.com</a> for the Mandatory Real Estate Buyer Broker Participation Registration Form</li></ul>

## General Information

<b><u>Property Address:</u></b>	12488 and 12504 Park Avenue Windermere, Florida 34786
<b><u>Property Description:</u></b>	A Two (2) Story Lakefront Estate Home on 2.77± Acres in Prestigious "Chaine du Lac"
<b><u>Property Directions:</u></b>	From Florida's Turnpike Exit I-4 (Tampa/Orlando). Travel East on I-4 to Exit # 78 (Conroy Road). Travel West on West Conroy Road 6.5± Miles to Main Street in Windermere. Turn Right and travel 1± Mile to Park Avenue. Turn Left and travel 1.5± Miles to Chaine du Lac. Turn Left through Gated Entrance and follow to the Address.
<b><u>Location Description:</u></b>	<ul style="list-style-type: none"> <li>■ South Side of Park Avenue</li> <li>■ Lake Butler Frontage with Breathtaking Views</li> <li>■ Private Gated Community of Chaine du Lac in Windermere, Florida</li> <li>■ Minutes to the Disney Area Attractions / Downtown Orlando / Shopping / Orlando International Airport / I-4 / Florida's Turnpike</li> </ul>
<b><u>City / County:</u></b>	Windermere, Orange County, Florida
<b><u>Improvement Data:</u></b>	<ul style="list-style-type: none"> <li>■ Six (6) Bedrooms and Eleven (11) Bathrooms</li> <li>■ Total of 12,100± Finished SF</li> <li>■ Total of 16,000± SF of Covered Area</li> </ul>
<b><u>Land Size:</u></b>	<ul style="list-style-type: none"> <li>■ 120,661.20± SF</li> <li>■ 2.77± Acres</li> <li>■ Irregular Shape</li> <li>■ Includes Vacant Parcel for Possible Division</li> </ul>
<b><u>Lake Frontage:</u></b>	220± Ft. of Frontage on Lake Butler
<b><u>Exposure:</u></b>	<ul style="list-style-type: none"> <li>■ Front - North</li> <li>■ Rear - South</li> </ul>
<b><u>2007 Real Estate Taxes:</u></b>	<ul style="list-style-type: none"> <li>■ \$85,960.00 Per Year</li> <li>■ Tax Assessment Value of \$5,100,000.00</li> </ul> <p style="text-align: center;"><b>Broken Down as Follows;</b></p> <p><b><u>12488 Park Avenue-Estate Home</u></b></p> <ul style="list-style-type: none"> <li>■ \$54,693.43 with Save Our Homes</li> <li>■ Parcel No. 12-23-27-0000-00-029</li> <li>■ Tax Assessment Value of \$3,244,880.00</li> </ul> <p><b><u>12504 Park Avenue-Vacant Lot</u></b></p> <ul style="list-style-type: none"> <li>■ \$31,269.28 with Save Our Homes</li> <li>■ Parcel No. 12-23-27-1306-00-300</li> <li>■ Tax Assessment Value of \$1,855,160.00</li> </ul>
<b><u>Zoning:</u></b>	R-CE, Single Family Residential

**Flood Zone:**

- Zone X – Not Located in a Special Flood Hazard Area
- Community No. 120179, Panel No. 0380

**Homeowners Association:**

- Chaine du Lac Homeowners Association, Inc.
- HOA Fees: \$2800 Quarterly

**Utilities:**

Water: Serviced by Orange County Utilities  
 Sewer: Septic System  
 Electric: Serviced by Progress Energy  
 Telephone: Serviced by Bellsouth  
 Cable TV: Serviced by Bright House

**Construction:**

CBS, Frame

**Year Built:**

Approximately 1996

**Air Conditioning:**

12 Central Air Conditioning - Heating Units / Zones

**Flooring:**

Marble, Tile, Hardwood, and Carpet

**Windows / Treatments:**

- Arched, Rollout
- Thermal Paned
- Custom Window Treatments Throughout

**Roof:**

Barrel Tile

**Irrigation System:**

- Automatic Timer
- Multi Zoned

**Swimming Pool:**

- 18± Ft. x 45± Ft.
- Below Ground
- Heated
- Screen Enclosure
- Diving Board
- Covered Wet Bar / Patio

**Attached Pool House/  
Gym/Additional Bedroom:**

- Carpeted Flooring
- Bathroom with Tile Flooring, Wood Vanity with Dual Sink
- Interior Staircase with access to Pool House/Spa
- Full Shower and Bathroom Facilities
- Wood Sauna
- Two (2) car Garage

**Boathouse:**

- Covered Boathouse with Dock
- Boatlift and Two Personal Watercraft Lifts
- Electrical Service, Water, and Lighting
- Magnificent View of Lake Butler and Natural Cypress Trees

**Garages:**

- Total of Eight (8) Car Garages
- Automatic Opener

**Main House  
First Floor**

- Entryway:**
- Covered Entry Valet from Circular Drive
  - Ornate Glass and Iron Entrance Door
- Foyer:**
- High Ceilings
  - Marble Flooring
  - Split Staircases with Marble and Carpeted Steps, Ornate Wood and Iron Railing
- Spacious Living Room:**
- Large Open Area with Access to Powder Room, Office/Library, and Theatre
  - Triple Glass Doors onto Covered Screened Patio Area with Breathtaking Lake Views
  - Beautiful Crystal and Iron Chandelier
  - Wet Bar with Pass Through to Kitchen Area
  - High Ceilings with Ornate Decorative Trim
  - Large Marble Wood Burning Fireplace
- Office/Library**
- Emerald Green Carpeting with White Border
  - Sound Proof Walls
  - Built In Wooden Office Furnishings
  - California Style Wooden Window Treatments
  - Three Doors with Access to Rear Yard with Lake Views
- Office Bathroom:**
- Marble Flooring
  - Marble Countertop with Dual Sink and Brass Fixtures
  - Watercloset
- Theatre:**
- Carpeted Flooring
  - Step Down Two Tier Floor
  - Large Stewart Firehawk Movie Screen
  - Hidden Push In/Out Cabinetry
  - Pre Wired for Sound and Video
  - Two Walk In Storage Closets
  - Custom Designed Theatre Style Lighting System
- Powder Room:**
- Carved Wood Vanity with Sink and Marble Countertop
  - Marble Flooring
  - Watercloset
  - Located off of Foyer
- Kitchen:**
- Custom Wood Cabinetry with Granite Countertops
  - Stone Tile Flooring
  - Sub Zero Refrigerator
  - Dacor Convection Oven
  - Dacor Smooth Surface Stove Top
  - Two GE Profile Dishwashers
  - Island Bar with Media Center
  - Recessed and Overhead Lighting
  - Separate Pantry
  - Double Glass Doors to Rear Yard with Lake Views

**Dinette Area:**

- Custom Entertainment Center
- Wet Bar with Pass Through to Living Area
- Triple Windows with Magnificent Lake Views

**Butler's Kitchen:**

- Custom Wood Cabinetry with Granite Countertops
- Large Kohler Sink
- Dacor Oven
- Storage Pantry
- Stone Tile Flooring

**Formal Dining Room:**

- Hardwood Flooring with Marble Border
- Exquisite Crystal and Iron Chandelier
- Large Windows with Front Yard Views
- Double Glass Doors to Side Courtyard
- Ornate Wooden Trim Accents on Ceiling

**Laundry Room:**

- Washer and Dryer Connections
- Large Utility Sink
- Storage Cabinetry
- Rheem 120 Gallon Hot Water Heater
- Stone Tile Flooring

**Main House  
Second Floor**

**Master Bedroom:**

- Custom Curved Wood Door Entry
- Carpeted Flooring Throughout
- Wood Burning Fireplace
- Electric Window Treatments with Remote Control
- Three Glass Doors to Covered Balcony Overlooking Lake
- Exterior Staircase to Rear Yard and Lakefront Boathouse
- Walk In Closet with Custom Built In Cabinetry and Meilnik Safe

**Master Bathroom:**

- Custom Marble Vanities with Dual Sinks and Marble Countertops
- Marble Flooring
- Two (2) Waterclosets and Bidet
- Walk-in Marble Shower
- Marble Step Up Sunken Tub
- Heated Towel Rack
- Large Walk In Closet with Sink

**Entertainment/Billiards Room:**

- Set Up for Billiards with Lighting Fixture in Place
- Overlooks Living/Foyer Area
- Breathtaking Lake Views

**Guest Bedroom-1:**

- Carpeted Flooring
- California Style Closet
- Two Double Doors onto Covered Balcony with Lake Views

**Guest Bathroom 1:**

- Tile Flooring
- Wooden Cabinetry with Dual Sink
- Watercloset

**Guest Bedroom 2:**

- Carpeted Flooring
- California Style Built In Closet
- Glass Doors to Covered Balcony Overlooking Front Yard and Drive

**Guest Bathroom 2:**

- Tile Flooring
- Wooden Cabinetry with Dual Sink
- Watercloset

**Guest Bedroom 3:**

- Located Off of Gym Room
- Carpeted Flooring
- Separate Bathroom Utilized in Conjunction with Gym

Two Story  
Guest House

**First Floor:**

- Bedroom/Living Area
- French Doors onto Open Patio
- Bathroom includes;
  - Shower Stall
  - Watercloset
  - Vanity with Sink
- Carpeting
- Closet
- Central A/C
- Track Lighting

**Second Floor:**

- French Doors onto Covered Balcony
- Living Room
- Wet Bar Area with Sink & Cabinetry
- Laundry Closet with Hook-ups
- Bedroom with Walk-in Closet
- Bathroom includes;
  - Shower / Bathtub Combination
  - Watercloset
  - Vanity with 2 Sinks
  - Tile Floor
- Carpeting
- Central A/C
- Alarm System

Two Story  
Garage/Offices

**First Floor:**

- 6 Car Garage with 2 Openings & Automatic Openers
- Reception Area with Marble Flooring, (2) sets of French Doors onto Covered Patio
- Central A/C

**Second Floor:**

- Marble Stairway
- Marble Flooring

**Offices (4):**

- Reception Area
- Office;
  - Built-in Cabinetry
  - 2 sets of French Doors onto Covered Balcony Overlooking the Lake
- Office;
  - French Doors onto Covered Balcony Overlooking Courtyard
- Office;
  - View of Courtyard
- Office;
  - Wet Bar
  - Closet
- Bathroom;
  - Large Glass Shower Stall
  - Watercloset
  - Vanity with (2) Sinks

**Additional  
Features**

- Custom Window Treatments Throughout
- Custom Interior Crown, Frame, and Structural Molding
- High Tech Lighting Controls
- Professionally Designed Landscaping
- Courtyard with Water Fountain & Stone Walkways
- Insulated Double Pane Roll Out Windows
- Eaton Cutler-Hammer FG75F3S Backup Generator
- Circular Driveway with Covered Valet
- Electric Iron Security Gate
- Gated at Community Entrance

**Complete Property Information Package Available by calling 800.331.6620 or may be downloaded via our website at [www.fisherauction.com](http://www.fisherauction.com)**

The information above has been obtained from sources deemed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. It is your responsibility to independently verify the accuracy and completeness of the information.