



Heathrow Woods Premier Listing



1803 Bridgewater Drive
Presented by Ed Fasula (407) 766-0923



Large glass tiled pool with waterfall and spa

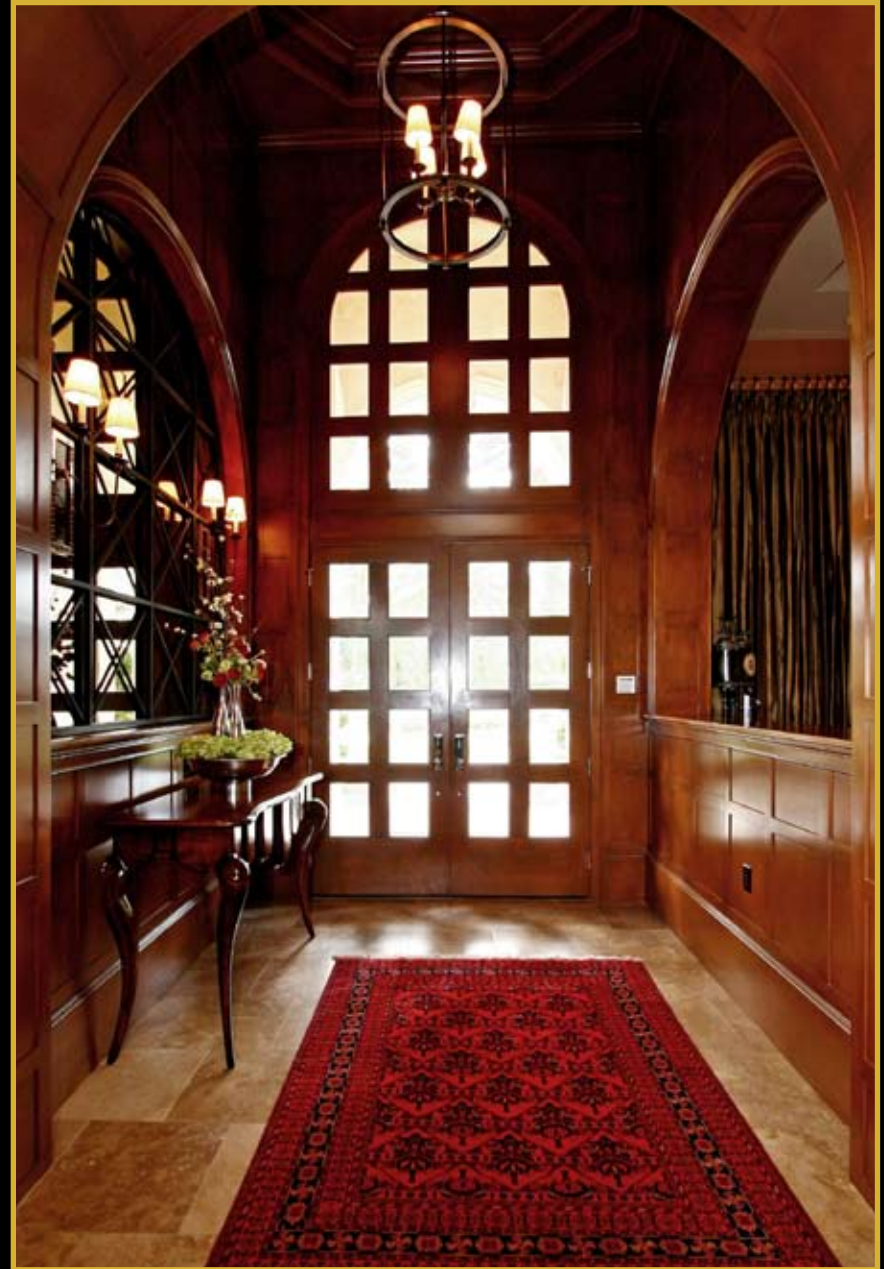


Beautifully landscaped one acre lot

Spectacular Pool Entertainment Features



Luxurious Entrance





Formal Dining Room



Formal Living Room



Library



Media Room



Gourmet Kitchen



Dinette



Butler's Pantry



Family Room



Master Suite



Master Sitting Area



Master Bath



Travertine Master Shower



Second Master Suite



Game Room



Custom 4 Car Garage



Screened Sitting Area

“Heathrow Woods Custom Home for the Discriminating Buyer”

For the buyer who appreciates fine workmanship and the finest grade of finish materials available.

This home exemplifies quality and tastefulness all on one floor.

This home is like no other in the community. The workmanship, the quality materials, the unique decor, the substantial screen lanai; come together to produce one of the finest homes ever built in the area.

Four bedrooms, 7.5 baths, 6217 square feet
Mitered travertine marble columns throughout

Largest screened lanai in Central Florida with breathtaking pool area including a 12-person spa, large pool with custom glass bottom and grotto with stone waterfall, fire pit with sitting area, and an extensive stainless steel kitchen.

Sound proof octagon theater room, study with custom cabinetry with custom cabinets and refrigerator overlooking pool. Master suite with gas fireplace and octagonal sitting area.

Master bath and dressing area feature two large walk-in custom closets with hardwood cabinetry, infinity tub, and walk-in shower with custom glass tiles and towering ceiling.

4 car garage complete with elaborate cabinets and butcher block countertops.

F E A T U R E S

Heathrow Woods Custom Home

General Description

Beautifully proportioned, single story, estate home with interior art deco accent throughout
4 bedroom - 7 full baths - 1 half bath
Living Room, Dining Room, Family Room, Kitchen, Game Room, Theater Room
Spectacular lanai and entertaining area

Interior

Travertine flooring in all major rooms
All openings including windows and doors have wood returns
All doors are solid wood
Sound proof theater room with state of the art sound system

Exterior

Travertine front walk, side patio and breezeway by garage
Travertine columns on three sides on home with mitered corners
Copper gutters on front home

Garage

4 car
Oversized, solid wood garage doors

FEATURES

Continued

Lanai Area

Largest screen area in Central Florida--10,500 cubic feet

12 person heated spa

Lagoon waterfall with grotto

Fire pit with seating for cool evenings

Glass tiled, oversized pool with jet water streams on both sides

Flagstone pool deck and Trek sunbathing deck

Travertine marble patio over 2,200 sq. ft. covered

Extensive summer kitchen with stainless steel grills, warmers, refrigerator, ice maker, and wine cooler

Landscaping

\$250,000 landscaping package

300 gallon magnolia trees surround backyard

Mature Majool palms accent front yard (\$6,000 each)

Driveway

Approximately 82,000 tumbled concrete bricks 4 x 4 x 4

PROPERTY DETAILS

Bedrooms:	4
Baths:	7.5
Square Feet:	6217
Year Built:	2004
Approx. Taxes:	\$25,837
Monthly HOA Dues:	\$264.50

Room Dimensions

Living Room:	17 x 17	Master Suite:	20 x 17
Family Room:	27 x 23	Sitting Area:	11 x 11
Kitchen:	19 x 19	2nd Master Suite:	14 x 13
Dining Room:	14 x 14	2nd Master Sitting Area:	14 x 12
Dinette:	15 x 15	3rd Bedroom:	14 x 13
Library:	14 x 12	4th Bedroom:	14 x 13
Theater:	18 x 17	Game Room:	31 x 22

Interior Features

Fireplace:	Gas fireplace in living room, family room and master suite
Master Bath:	Whirlpool Infinity tub with large separate shower room
Interior Layout:	Formal dining room, split plan, formal living room, octagonal theater room
Kitchen:	Closet pantry, snack bar, double granite countertops, island
Appliances:	2 dishwashers, disposal, microwave, sub-zero refrigerator, 6 burner Viking cook top with custom stainless steel hood

Exterior Features

Exterior Construction:	Block, Stucco and Travertine
Exterior:	Screened patio, extensive landscaping, summer kitchen, pool bath
Roof:	Tile
Pool:	Inground, 12 person heated spa, grotto
Garage:	4 car with custom cabinets
Total Acreage:	Once acre plus