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# Lake Maitland canal access, renovations yield \$1.17M sales price for home



A home on a canal with access to Lake Maitland, one of the seven lakes in the Winter Park Chain of Lakes, sold for \$1.17 million to a financial executive. (Premier Sotheby's International Realty)

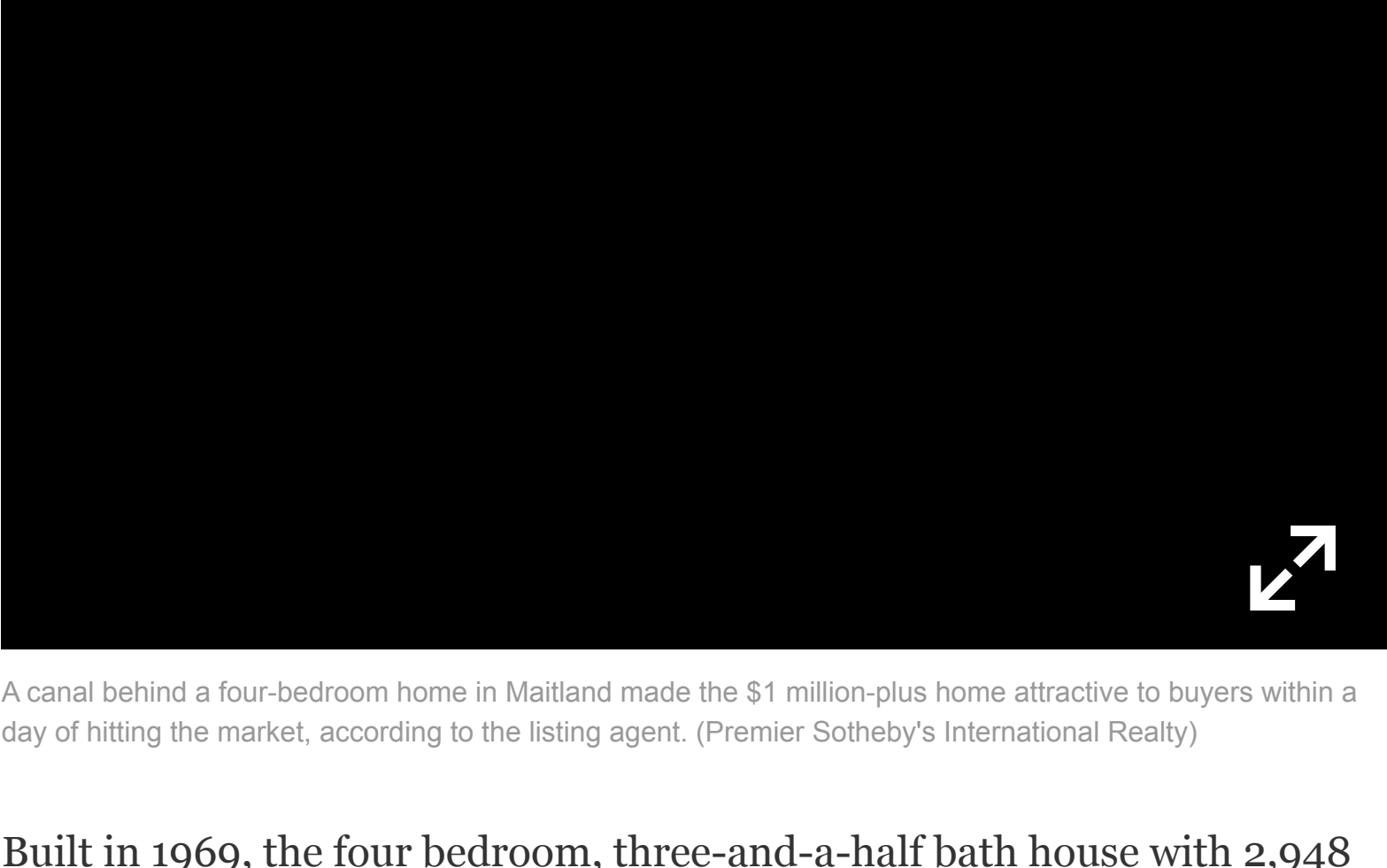
By **Tiffani Sherman**  
GrowthSpotter contributor

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**A** Regional Vice President for **TD Bank** wanted a waterfront home, and he found one in a recently updated house that was on the market for less than a day.

Earlier this month, Steve and Marcie Fisher paid \$1.17 million for a home on a canal with access to Lake Maitland, one of the seven lakes in the Winter Park Chain of Lakes. Steve is with TD Bank, Marcie is a speech pathologist.

“I live in this neighborhood, it’s a great neighborhood,” said MaryAnne Branner, a sales associate for **Premier Sotheby’s International Realty** who represented the Fishers. “It is a very quiet and private neighborhood,” adding there are three cul-de-sacs in Maitland Isles with limited traffic.



A canal behind a four-bedroom home in Maitland made the \$1 million-plus home attractive to buyers within a day of hitting the market, according to the listing agent. (Premier Sotheby's International Realty)

Built in 1969, the four bedroom, three-and-a-half bath house with 2,948 square feet in two stories recently went through an extensive renovation. Designers’ work included gutting the kitchen, adding a half-bath, installing new wiring and replacing floors during the 2016 first-floor remodel by **Nu Design Builders**. A focal point is a unique decorative railing outside that is mimicked by the same pattern on a banister inside.

“I think it’s gorgeous. The flow is just awesome. It has complete natural lighting coming from all around,” Branner said. “It has a huge backyard which is kind of different for this area. There is a lot of grass along with a pool.”

The home has 45 feet of water frontage and sits on 0.43 acres.

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The sellers, Kristen and Alex Rosario, a Principal at **Foundry Commercial**, moved to a new house in the area. “They were wonderful to work with. Any questions the buyers came up with, they had answers to,” Branner said.

Those answers needed to come quickly since the house was under contract the day it went on the market.

“I know a lot of people who live on these lakes, so I have a lot of intel about houses coming on the market,” Branner explained. “My buyers moved from a house they built two years ago that was perfect, but they wanted to get on the water.”

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The sellers had already found a new home, and the buyers’ other home sold in about a month.

“There are only a certain number of houses on the lake and the lake is intriguing to people. This house was renovated and on the water,” Branner said. “The timing was perfect. It worked out great.”

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