

Local developer sells home on Winter Park's desirable Palmer Avenue for \$1.58M



This 5-bedroom home on Winter Park's desirable Palmer Avenue sold after the owner took it off the market to give it a fresh coat of paint and some cosmetic upgrades. (Orange County Property Appraiser)

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A home on a desirable street in a great location just sold after about a year on and off the market. Brad and Sara Osleger's new home on Palmer Avenue in Winter Park is 5,338 square feet and has five bedrooms, five bathrooms, and two half-baths.

"It was built in 2007 and is Mediterranean style," said John Pinel, a Realtor from **Coldwell Banker** whose Winter Park office represented the seller, local developer **Tom Cavanaugh**. "It was in great shape. The yard was maintained and it showed almost like new even though it was 11-years-old. The sellers maintained it impeccably," Pinel said. The home has a large pool with an outdoor kitchen as well as other outdoor amenities.

Even though the home already had high-end finishes, it went off the market for a bit to get some new paint and cosmetic upgrades. "We try to make stuff look a little more current," Pinel explained, adding items become

dated very quickly and buyers recognize it.

The purchase price of \$1,575,000 is in the range of what homes often sell for on Palmer Avenue. Pinel said 21 homes sold on the street in the last three years and purchase prices ranged from about \$330,000 to more than \$7 million. One nearby home sold for \$3.7 million and the new owners tore it down.

“Palmer has become a very desirable address,” he said. This home sits on a large corner lot on a cul-de-sac at the intersection of Palmer and Greentree Drive. “Palmer is unique because it has lakefront and not lakefront. You’re close to Park Avenue. It’s a nice street.”

Brad Osleger is president of **OnSight Industries**, which designs, manufactures and installs commercial signs and mailboxes as well as subdivision entrances and wayfinding signage.

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