

Celebration golf course estate sells for \$3.55 million after full renovation



This 8-bedroom mansion with full guesthouse on Celebration's Golfpark Drive sold for \$3.55 million after just 19 days on the market. (Maria Daal via Century 21 Blue Sky)

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JANUARY 15, 2019, 11:59 AM

A Greenwich-based firm that specializes in estate home flips sold a mansion across from the **Celebration Golf Club** for \$3.55 million after just 19 days on the market.

"That's the highest price sold in Celebration in the last five years," said seller's agent Jeffrey Eddowes, with **Century 21 Blue Sky Realty Group**. "The buyer came out of New York and when he came into the house, he said he fell in love with it."

Built in 1997, the 9,785-square-foot home on Celebration's Golfpark Drive has seven bedrooms, eight full baths, one half-bath, and recently went through an extensive renovation.

"It was a cosmetic renovation, but it was a lot of little details throughout the whole property to bring it to the standards a buyer wants in a home today," Eddowes said.

Connecticut-based **LDN Management** purchased the home last February for \$2.4 million from its previous owner, a Miami-based gentlemen who used it as a second home. LDN Management remodeled it with new light fixtures, updated bathrooms, top-of-the-line kitchen appliances, custom closets, wood and marble floors, and more. The company has renovated several other homes in the area.

Owners of this type of estate home are often not willing to take the time necessary for a renovation, preferring it to be finished, Eddowes explained. "There's always a need for a renovated home in Celebration. There is a demand for a renovated home that lives up to current standards," he said. "For fully-renovated estate homes, we're seeing one a year come up. Something this size has not come on the market in quite a while."

The corner lot location of the home also made it appealing to the buyers. "[It is] walking distance to downtown and walking distance to the golf club which is across the street," Eddowes said. "It is not like any other home in Celebration."

The buyers, Roger Hungerford and his wife Heather Farnsworth, toured other homes in the area but kept coming back to this one. "They knew it was the one. What really sealed it for the buyer was the design of the house, the flow of the house, and the way it was done," Eddowes explained.

In addition to the main home, the 1,500 square foot guest home makes this property unique. It is a full house with new gas appliances and other upgrades. Eddowes said the new owners plan to use the guest home for their nanny.

"Most properties have a guest apartment that is one level and this one is two," Eddowes said. The guest house has a living room, kitchen, bedroom, and bathroom. "This is probably one of the nicest guest houses I have ever seen."

Hungerford is CEO of **Talis Equity Partners** and Chairman of the Board of Talis Clinical. He is an entrepreneur and holder of several United States patents for medical devices.

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