

\$1,299,999 - 9399 Trinana Circle, WINTER GARDEN

MLS® #O6201004

\$1,299,999

5 Bedroom, 4.00 Bathroom, 3,831 sqft

Residential on 0.43 Acres

WATERMARK, WINTER GARDEN, FL

Welcome home to this stunning five-bedroom, four-bath lakefront property. The home is on a large lot with 93 feet of lakefront, and it features an array of upgrades and new appliances inside and outside. Step into a realm of outdoor luxury and entertainment where every corner invites relaxation and enjoyment. The backyard paradise is an entertainer's dream – designed for lavish gatherings and intimate soirées alike. As you enter your backyard, you're greeted by a two-story enclosed patio with a gas-heated saltwater pool and spa. Enjoy your evenings by the gas firepit facing the lake. For culinary enthusiasts, an outdoor summer kitchen from 2022 awaits, equipped with top-of-the-line appliances and ample counter space. Appliances include a wine refrigerator, full-sized refrigerator, grill cooktop with pan, ice machine, smoker, and garbage compactor. On hot days, use the retractable awnings for extra shade and cool down under the five patio fans. Behind the screened-in patio is a large, fenced-in grass area ideal for kids and family gatherings. The property sits on a small conservation area, ensuring an unobstructed view. A private dock is permitted to add if desired. Additionally, indulge in an outdoor shower, enjoy entertainment with an outdoor TV, and immerse yourself in music with a 20-plus speaker Sonos sound system. When it's time to retreat indoors, discover a meticulously designed interior that seamlessly complements the beauty of the outdoors.



Expansive windows frame picturesque views of the lake, while high ceilings and elegant finishes exude sophistication and style. The downstairs features a convenient bedroom and full bath. The kitchen boasts granite countertops and a large island, complete with new appliances such as a double oven in 2023 and KitchenAid dishwasher in 2023. The dining room sits openly between the kitchen and spacious living room, offering space for family time, watching TV or enjoying the electric fireplace all while gathered around the table. Walk up the newly carpeted stairs from 2023 to find an expansive bonus room, used as a gym but pre-wired for a theater room setup. Upstairs, three spacious bedrooms and three luxurious baths await, including a primary suite overlooking the water. An additional bedroom, being used as a massive walk-in closet, can easily be converted back if desired. Not only will you have access to a private paradise, but you will also be permitted to use the community facilities maintained by the HOA. With access to two tennis courts, two community pools, a gym, a clubhouse with a firepit and a basketball court, residents enjoy a lifestyle that feels like a celebration every day. Nearby, you'll find shopping, various dining options and convenient access to Interstate 429. Additional upgrades and features, such as a new 40-kilowatt split-HVAC system, enchanting 32-kilowatt up-lighting on bamboo and palm trees that change color, Ring floodlight cameras and fresh exterior paint in 2022 ensure comfort, security and aesthetic appeal throughout the property. House is listed below appraised value of \$1,670,000

Built in 2015

Essential Information

MLS® #	O6201004
Price	\$1,299,999

Sold Price	\$1,225,000
Sold Date	December 13th, 2024
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	3,831
Acres	0.43
Year Built	2015
Type	Residential
Sub-Type	Single Family Residence
Status	Sold

Community Information

Address	9399 Trinana Circle
Area	Winter Garden/Oakland
Subdivision	WATERMARK
City	WINTER GARDEN
County	Orange
State	FL
Zip Code	34787-0004

Amenities

Amenities	Basketball Court, Clubhouse, Fitness Center, Tennis Court(s)
Parking	Driveway, Garage Door Opener
# of Garages	3
View	Pool, Water
Is Waterfront	Yes
Has Pool	Yes

Interior

Interior Features	Ceiling Fan(s), High Ceilings, Living Room/Dining Room Combo, Open Floorplan, PrimaryBedroom Upstairs, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Freezer, Microwave, Range, Range Hood, Refrigerator, Washer, Wine Refrigerator
Heating	Electric
Cooling	Central Air
Fireplace	Yes
Fireplaces	Electric

# of Stories	2
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Exterior

Exterior Features	Awning(s), French Doors, Irrigation System, Lighting, Outdoor Grill, Outdoor Kitchen, Outdoor Shower, Rain Gutters, Sidewalk
Lot Description	Conservation Area, Landscaped, Sidewalk
Roof	Concrete, Tile
Foundation	Slab

School Information

Elementary	Panther Lake Elementary
Middle	Hamlin Middle
High	Horizon High School

Additional Information

Date Listed	May 7th, 2024
Days on Market	481
Zoning	P-D

Listing Details

Listing Office	PREMIER SOTHEBY'S INTL. REALTY
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