



\$1,999,947

## 15532 AVENUE OF THE ARBORS, WINTER GARDEN, FL, US, 34787

<https://livefabuloso.com>

.....LOCATION! LOCATION! LOCATION!.....LAKE HOME!.....PRIVATE DOCK!.....SALTWATER POOL!.....PRIMARY BEDROOM on MAIN!!!!..... Gorgeous 5 bedroom. 4.5 bath home on Lake Hancock located in [...]

- 5 beds
- 4 baths
- Residential
- Single Family Residence
- Active
- 5018 sq ft



### Basics

**Status:** Active

**Date added:** Added 4 weeks ago

**MlsStatus:** Active

### Interior



**Bedrooms:** 5 beds

**BathroomsHalf:** 1

**Heating:** Electric, Zoned

**Appliances:** Built-In Oven, Cooktop, Dishwasher, Disposal, Electric Water Heater, Exhaust Fan, Microwave, Washer

**Area:** 5018 sq ft

**FireplaceYN:** false

**Furnished:** Negotiable

**Bathrooms:** 4 baths

**Rooms Total:** 4

**Cooling:** Central Air, Zoned

**Flooring:** Carpet, Ceramic Tile, Porcelain Tile

**Interior Features:** Accessibility Features, Ceiling Fan(s), Crown Molding, Eating Space In Kitchen, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

**Pets Allowed:** Cats OK, Dogs OK

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## Exterior & Property Details

**ParkingFeatures:** Driveway, Garage Door Opener, Garage Faces Side, Ground Level

**Garage Spaces:** 3

**Exterior Features:** Private Entrance, Private Mailbox, Sidewalk, Sliding Doors

**Has Pool:** true

**Pool Features:** Chlorine Free, Deck, Fiber Optic Lighting, Gunite, Heated, In Ground, Lighting, Salt Water, Tile

**Has Waterfront:** true

**WaterBodyName:** LAKE HANCOCK

**Lot Size (SqFt):** 67941

**Zoning:** P-D

**Has Garage:** true

**PatioAndPorchFeatures:** Covered, Deck, Front Porch, Patio, Porch

**AccessibilityFeatures:** Grip-Accessible Features

**PoolPrivateYN:** true

**View:** Pool, Water

**Waterfront Features:** Lake, Lake Front, Riparian Rights

**Lot Size (Acres):** 1.56 acres

**Lot Features:** Cleared, In County, Landscaped, Sidewalk, Unincorporated

**Flood Zone Code:** X

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## Construction



**Type:** Residential

**Year built:** 2016

**ExteriorConstruction:** Block, Stucco

**Direction Faces:** North

**Category:** Single Family Residence

**Foundation:** Slab

**NewConstructionYN:** false

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## Utilities & Green Energy

**Utilities:** Cable Connected, Electricity Connected, Public, Sewer Connected, Sprinkler Recycled, Street Lights, Underground Utilities, Water Connected

**WaterSource:** Public

**Sewer:** Public Sewer

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## Community & HOA

**Community:** SIGNATURE LAKES PH 02 A B H I J

**SecurityFeatures:** Fire Alarm, Security System, Security System Owned, Smoke Detector(s)

**AssociationYN:** true

**AssociationName:** Tyler Parsons

**AssociationFee:** 195

**AssociationFeeFrequency:** Monthly

**AssociationAmenities:** Cable TV, Clubhouse, Fitness Center, Park, Playground, Pool, Recreation Facilities, Tennis Court(s)

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## Nearby School

**Elementary School:** Independence Elementary

**High School:** Horizon High School

**Middle Or Junior School:** Horizon West Middle School

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## Financial & Listing Details



**List Office Name:** CHARLES  
RUTENBERG REALTY ORLANDO

**STELLAR\_CalculatedListPriceByCalculatedSqFt:** 521.23

**TaxAnnualAmount:** 17089

**OnMarketDate:** 2026-05-13

