

Park view helps land off-market sale of Celebration estate home



The double front porch on this Celebration estate home looks out on one of the Disney master-planned community's many neighborhood parks. (Waypoint Realty)

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An estate home in Aquila Reserve that feels like it sits on many acres just sold in Celebration for \$1.32 million.

"This is a very unique sale. There are some special lots in Celebration. In front of the park [on Aquila Loop] there are two estate homes and they look out over this nice preserve area," said Jimmy Tate, owner of **Waypoint Real Estate Group**. This home sits on one of those lots and is just shy of half an acre, but because of the open space around it, it feels like more, Tate explained.

Built in 2005 by **Issa Homes**, one of Celebration's original builders, the home on Aquila Loop is 5,624 square feet and has five bedrooms, five bathrooms, and several entertaining spaces. It was a pocket listing and never went on the market.

"The Celebration market is very active," Tate said, adding eight homes worth more than a million dollars have sold in the area in the past six months. Of those homes, this home had the second-highest sale price.

The buyers, Michelle and Adam Breunig, came to the area from Lakeland and wanted to move their growing family quickly, Tate said. "They had been searching for a while and couldn't find what they wanted and didn't want to settle," Tate explained.

The Breunigs were represented by **Charles Rutenberg Realty**.

This home's layout, privacy, large yard, double front porch, tin roof, and quality had just what the buyers wanted. "Just overall, it's got the whole package, it comes together very well. It's nice when you work with people who know what they want."

An alleyway allows for access to the home's three-car-garage. The area above the garage connects to the home and has an efficiency kitchen, a bedroom, and a bathroom. There is also a den, playroom, and large pool deck. "It's great home for entertaining," Tate said.

The sellers, Brent and Missy Gibbs, utilized the home's entertaining spaces often, Tate said. They are staying in the area and knew this was a good time to sell. "They are a family of five and two of the kids are off at school now and they wanted to right-size a little bit," Tate said.

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