

Thoroughbred Owner Buys Rare Winter Park Townhouse

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By Tiffani Sherman



This 4,300-square-foot luxury brownstone is an easy walk to Park Avenue and the SunRail station. (Hill Gray Seven)

The townhomes in the Park Hill neighborhood of Winter Park continue to set sales records. Another three-bedroom unit just sold for \$3.18 million to a racehorse owner.

“All of these units are breaking records,” said Drew Hill, owner of [Hill Grey Seven](#), the Oviedo-based developer of the 10-unit townhome project. “There are just no townhomes in Orlando that have sold for anything close to this.”

Public records list the buyer as Nena Moss. Moss is the widow of thoroughbred owner Joseph Moss. She owned a horse named Frammento that ran in the 2015 Kentucky Derby and Belmont Stakes, the year American Pharoah won the Triple Crown. Frammento finished eleventh in the Derby and fifth in the Belmont Stakes.

Three units remain in the townhome project which is within walking distance to Park Avenue and all its shops and restaurants. “It’s a special property, one of the few places I can say you can walk to Park Avenue,” Hill said.



The chef's kitchen has top-of-the line Wolf and SubZero appliances, crisp two-tone cabinets and marble counters. (Hill Gray Seven)

This unit is 4,300 square feet and covers three floors and has three bedrooms, three full baths, and two half baths. There is also an elevator, soundproof floors, an outdoor kitchen, rooftop terrace, two-car garage, and a gourmet kitchen complete with smart home technology and other high-end finishes.

Development of the area began in 2016 with the first homes selling a year later. "I saw a unique opportunity in a unique location for or wealthy buyers who want to downsize from 10,000 square foot homes to something that's still very large, but has all the standards that they're used to," Hill said.



Each of the three-story, elevator-served townhomes in Park Hill has its own roof terrace. (Hill Gray Seven)

Slocum Platts Architects of Maitland is the project's architect and designed the townhomes to be classic and not trendy. A community association handles all exterior maintenance, perfect for this caliber of owner, Hill told GrowthSpotter.

“[These are for] people are looking to lock and leave,” Hill said. “They can leave for three months and come back and their house is well-maintained, the landscape is done, and it looks all taken care of, so it's a unique wealthy buyer.”