

# Lake Seminary home nets \$3.65M in record-setting off-market sale

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Notable Home Sales  
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This five-bedroom home on Seminole County's Lake Seminary sold for \$3.65 million before it even went on the market. (UNEEK Luxury Photography)

In just a few months, a buyer of a high-end home on Lake Seminary became a seller again and made a nice profit.

The 5,943-square-foot home on Lake Seminary Circle in Maitland recently sold for \$3.625 million, making it one of the highest sales ever on the lake.

In December 2021, it sold for \$3.25 million.

“This was a private sale, so we didn’t actually list the property,” said Mel Bernstein with Premier Sotheby’s International Realty, who with his wife, Tina, represented both buyer and seller. “It’s actually a very rewarding feeling. We’ve been quite fortunate bringing two right parties together for the right property several times.”

The five-bedroom and 4.5-bathroom home went through extensive renovations beginning in 2018.

“Many of the features that were added to the home were brought in from other parts of the world like Italian marble and woodwork from various cathedrals. It has a really interesting almost a new age appeal,” Bernstein said. “It’s a very well put-together property.”

A focal point is a large fireplace in the main living space that Bernstein said you see when you open the front door and look through the room to the pool and lake.

“The pool area is really off the charts. It’s the most striking property on Lake Seminary. From the fire pit, to the pool, to the spa, to the LED lights throughout, it really is nice.”

The home has 80 feet of lakefront with a boathouse and dock.

It sold so quickly, the Bernsteins didn’t even have time to have professional photos taken.

“Before we got a chance to list the property, we introduced the two parties and worked something out, went to contract, and put something into the MLS,” he explained. “If for some reason that contract failed, it would have gone on the market with more photos at \$3.9 million.”

Public records list the seller as Alan Wiginton and a trust with him as trustee and the buyers as Casey and William Delaporte, IV.

One of the things the buyers liked is the main reason the seller left the house so quickly.

“One extraordinary feature of this home is that it is fully automated and has the latest Control4 system and the seller is not a tech guy,” Bernstein told GrowthSpotter. “So even though this system is designed to be so convenient, for somebody who is not interested in such automation, it was less appealing. He decided he would let somebody who was really into that significant automation enjoy it because he just never would.”

Bernstein said the buyers immediately liked the home’s automation to handle everything from controlling the temperature to raising the window coverings as well as the architecture, design, and location.

It was love at first sight.

“It turns out that their desire for something extremely custom and unique was greater than we had anticipated,” he said, adding the home’s size, price, location, improvements, and automation checked many boxes. “You’re never quite sure until you walk in, but as soon as we opened the front door, it all worked out.”

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