

Orlando developer Orosz sells Baldwin Park home for \$2.85M

[gs growthspotter.com/news/notable-home-sales/gs-news-baldwin-park-notable-home-orosz-20220810-esdj6zrzgjfpi6a6bl2zc2oii-story.html](https://www.growthspotter.com/news/notable-home-sales/growthspotter.com/news/notable-home-sales/gs-news-baldwin-park-notable-home-orosz-20220810-esdj6zrzgjfpi6a6bl2zc2oii-story.html)

Notable Home Sales
By Tiffani Sherman

Aug 12, 2022 at 12:26 pm



This custom home on Baldwin Park's New Broad Street sold for \$2.85 million, making it the most expensive home sold in the neighborhood this year. (Handout)

Buyers of a home on New Broad Street chose timeless over trendy.

“This is a custom home and it has so many timeless features like the millwork and the detailed trim throughout the house,” said listing agent MaryStuart Day with Fannie Hillman + Associates. “You don’t see that in newer construction nowadays and it’s extremely expensive to replicate those detailed features.”

The 6,138-square-foot house in Baldwin Park just sold for \$2.85 million after being on the market for a couple of months. It's the second-highest price ever paid for a home in Baldwin Park — another sold for \$2.9 million in July, but it was furnished, Day said.

“We had multiple offers on this house over the time it was on the market. It just took the sellers some time to pick and accept the right offer that fit their needs the best,” Day explained. “It was about the timing. We found the right buyer who was really excited and ready to close quickly.”

According to public records, developer and homebuilder Bill Orosz of Hanover Capital Partners and Hanover Family Builders and his wife Jody were the sellers of the home they built in 2007.

“Buyers really appreciated the quality of the construction of the property. Regardless of age, it is timeless elegance and just gorgeous,” Day said. “The attention to detail when they built it was amazing. They understood what features were not just important to them, but important in general to have in a luxury home.”

Those features include a six-burner dual fuel range, three ovens, and a built-in coffee maker in the kitchen and what Day calls a “human carwash” in the main bedroom shower on the lower level.

“Honestly, the pictures just don't do it justice. When people came in, they were just in awe. Once you're there, you realize wow, you just don't see this kind of quality in today's market,” she said. “It has a really great floorplan as well. It's a perfect home for entertaining.”

The theater room isn't in the main house but instead is above the detached two-car garage.

“When you walk up the stairs [to the theater] you have these amazing movie posters that are all lit up with lights all around,” Day told GrowthSpotter, adding the seats are the kind where you can feel some of the movie's special effects. “Off to the side is a kitchen with a sink, a dishwasher, a microwave, a full bar, and a great half bathroom. There's no need to go back to the main house for anything. Everything is right there.”

The buyers, Luke and Donna Oh, were represented by Farah Bloom with **Keller Williams Winter Park**. Day said they are relocating to the Orlando area from out of state.

“It is actually very similar to their home where they lived out of state. When they both came to see it in person, they loved it and then they brought their three children and they were just ecstatic about it.”

The four-bedroom and five full bathroom home sits on just under a third of an acre.

“I love the presence of how it sits up on the hill and overlooks New Broad Street,” Day explained. “I think it was so appealing to so many buyers to be able to have this gorgeous home that is so close and walkable to so many things.”

The layout of the house with a detached garage, the landscaping, and a brick wall surrounding the property makes it private, but not isolating.

I love when you walk in it’s so light and bright and just wrapped in gorgeous windows where you can see all the way through from the front door to the swimming pool,” she said. “It’s actually an extremely cozy family home. It’s not so spread out that it feels overwhelming.”

Day said Baldwin Park is one of the most desirable neighborhoods in the City of Orlando. Currently, there are only two active listings in the neighborhood, while 15 have pending sales. Prices are trending up. Last year, 28 of the 195 homes, or 14%, that sold in Baldwin Park topped the \$1 million mark. So far this year, 17 of 80 (21%) closed or pending sales are over \$1 million.
