Developer Orosz sells Winter Park home for $3.25M

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Notable Home Sales
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Growthspotter

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This custom-built Carmen Dominguez home in Timberline Shores received an offer within 48 hours of listing and sold for $3.25 million. (Erika Farrow/My Visual Listings)

The stately exterior catches the eye first, but the livability of a home in Timberlane Shores in Winter Park is what ultimately attracted buyers.

"We received our first offer within 48 hours and I had a least 15 showings," said listing agent MaryStuart Day with Fannie Hillman + Associates.

The 5,317-square-foot house sold for $3.25 million.

Carmen Dominguez Construction built the home in 2017 for sellers Steve and Helen Orosz. Steve is the vice president of finance for Hanover Capital Partners.

Steve Orosz's father William sold his home last year.

Day said Helen Orosz worked closely with the builder and decorator Marc-Michaels Interior Designs to create the aesthetic of the five-bedroom and 5.5-bathroom home that blends modern farmhouse style with glam touches, such as unexpected use of animal prints.

Day told **GrowthSpotter** the home's unique features caught buyers' eyes.

"People were just kind of in awe with the mudroom, laundry room, and her home office which are the entire wing on the right side of the house," she said. "It's a drop zone where you plug in all your electronics, benches to sit down and take off your shoes, and places to put backpacks. Then there's a humongous laundry room and a door that went into a private office."

Day explained practical places like these and the "dirty" or scullery kitchens, where owners can put things like countertop appliances and items they use every day but aren't pretty, are attractive to today's buyers.

"I'm starting to see them more and more in higher-end homes and custom home builds," she said. "Builders are designing these areas that are just the most functional areas and that people really do need and want."

These features, as well as other areas like the main bedroom, got the buyers' attention.

"Within the main bedroom there are some glass pocket doors that close off a secondary den area," Day said. "It is really nice to have a lounge area to sit and relax and watch TV in the [main bedroom] wing."

Then there's the main bathroom where the bathtub fills from the ceiling.

"The bathroom is to die for. It's marble from head to toe and has two huge walk-in closets," she said, adding some of the drawers have electrical outlets in them so appliances can stay plugged in all the time.

Buyers also liked the hidden doors and panels throughout the house.

"It is just the functionality of having this gorgeous, classic, showpiece of a home and yet it was so functional with how they had it laid out," Day said, adding hidden rooms and panels for electronics and mechanicals didn't take away from the home's elegance."

Attorney David Varet and his wife, Shelby, bought the home. Shelby Varet is a licensed interior designer and works as an associate at Marc-Michaels Interior Design, the firm that designed this home, but she was not directly involved in the design of the house.

Megan Cross and Jenny Lake, also with Fannie Hillman + Associates, represented the buyers.

In the main living space, glass doors pocket into the wall for indoor/outdoor living.

"The family room flowed right into the outside summer kitchen covered area and the pool," Day explained.

The home sits on a corner lot that is just over a third of an acre, but Day says the sellers parted with their custom home because they needed a bit more space as their family grew.

Within days, there were three offers on the home.

"There are a number of buyers in this market that are dying for a high-end luxury home. Our inventory of high-end luxury homes is very scarce right now," Day explained. "To have 15 families within three days clamoring to come look at this home was quite eye-opening."