

# Lakefront Mediterranean retreat has unique features and a price reduction

GS [growthspotter.com/2024/07/05/lakefront-mediterranean-retreat-has-unique-features-and-a-price-reduction](https://www.growthspotter.com/2024/07/05/lakefront-mediterranean-retreat-has-unique-features-and-a-price-reduction)

Tiffani Sherman

July 5, 2024



The 3,000-square-foot home on Lake Markham near Heathrow is on the market for just under \$1.8 million. (Courtesy of Stirling International Real Estate)



By Tiffani Sherman | [Newsroom@GrowthSpotter.com](mailto:Newsroom@GrowthSpotter.com) | GrowthSpotter Contributor

PUBLISHED: July 5, 2024 at 1:00 p.m.

A Mediterranean-style home for sale on Lake Markham near Heathrow has something that isn't common in Central Florida.

It has an underground wine cellar and tasting area.

“The way they built that cellar it's kind of half underwater, which is pretty neat. You look out kind of eye-level with the lake,” said Roger Soderstrom, Jr. with Stirling International Real Estate. “It has a lot of neat features, the big wine barrels, the wood ceiling. Everything kind of has that Mediterranean Tuscan vino-inspired build out.”

The 1,100-bottle wine cellar is in a garden pavilion close to the lake.

“It’s definitely an engineering feat to get that [underground area] to be feasible. But it’s really cool once you’re down there,” Soderstrom told GrowthSpotter. “It has its own climate control system for the wine and there’s actually a wine dispenser that you would see at a wine room and you can keep five bottles on that tap.”

It also has an automatic pumping system in case any water gets into the cellar.

The pavilion is basically a secondary living and entertaining area.

“When you walk in, it’s fully screened in [with] stone everywhere, gas fireplace, large TV. Then you actually walk through another set of doors, which is going to lead you to a completely air conditioned bar lounge with slider doors that are going to open up over the lake,” Soderstrom said.

The home is listed for \$1.795 million, a recent reduction from \$1.975 million when it was listed in late March.

“We were just testing the market and wanted to see where things were at. Everything is the highest quality and done with the best craftsmanship. You almost have to see it in person to feel everything,” Soderstrom explained. “With the amount of work and love put into it, the owners felt they wanted to test the waters to see where it would come in at.”

The \$180,000 reduction for the Sanford home seems correct to him.

“For a lakefront home with a five car garage and all the features, I think it’s priced pretty right.”

The sellers bought a home on almost an acre back in 2013 and took the 1989 structure down to the studs.

“I think the house was just a normal 80s home, really had nothing to it. It was just a complete gut job,” he said. “I don’t think anything besides the four walls and maybe the trusses were kept on the main part.”

The result was a 3,000-square-foot, three bedroom, and three bathroom home with high-end features, a custom kitchen, and many artistic accents like hand-painted murals throughout.

The primary bedroom is about 500-square-feet and was added around 2014 and has metal ceilings and a stand-alone gas fireplace with two sides that separates the sleeping area from a lounging space.

The closet and shoe closet are impressive.

“It’s an oversized walk-in closet for sure. It looks like it could have been a bedroom at one point. It just kind of keeps going and going.”

There is also a guest suite built above the garage that were 2020 additions to the home.

“It’s almost like a small resort between the landscaping and the small details like the curbing for the landscaping, irrigation systems, things like that. It’s just it’s kind of unreal,” Soderstrom said. The total living space including the pavilion and other areas is 5,179-square-feet.

But it’s missing one thing most resorts have, a pool.

“If you’re someone who just wants to look out onto the lake and not have to deal with pool maintenance, this could be the home for you.”

There is a large covered dock with an electric boat lift and personal watercraft parking.

“I think somebody who wants to be on the lake and has a lot of toys and doesn’t want to deal with an HOA is the perfect buyer for this house.”

*Have a tip about Central Florida development? Contact me at [Newsroom@GrowthSpotter.com](mailto:Newsroom@GrowthSpotter.com) or (407) 420-6261. Follow GrowthSpotter on Facebook and LinkedIn.*