



**Santolina is a remarkably fine country estate in Central Florida —** located minutes from Orlando in Longwood on the exclusive Markham Woods Road. A perfect blend of outdoor amenities with indoor luxury, Santolina graciously combines Old World charm with contemporary conveniences in a lush forest environment. This high-end executive recreational manor offers a complete living concept that is secure, private, and totally yours.

An elegant country retreat in an idyllic Florida forest.  
A casual blending of outdoor living with the finest of indoor comfort.  
A charming luxury home you'll never want to leave...



## the villa **SANTOLINA** 350 Markham Woods Road, Longwood FL 32779

Our home at 350 Markham Woods is being offered for sale under market value. This luxurious retreat is located in the Markham Woods corridor, one of the most exclusive neighborhoods in Central Florida.

more than three acres of heavily wooded, beautifully landscaped, somewhat secluded land that has enjoyed a significant appreciation in value over the last decade. Due to the value of the land in the Markham Woods corridor, many of the houses have been sold for "tear-down" or have undergone significant renovations to more closely match the house value to the land value.

This '60s home, substantially renovated in 1986, is situated on

projected renovation project. Our decision should give someone else the opportunity to cash on in the value that the land appreciation will bring to a larger, more up-to-date home – because we are willing to sell our property at a price that is below market value.

We considered a large-scale renovation to bring our home's total worth above the two million dollar value that many of the homes in this area now demand. Our children are grown and, therefore, our lifestyle needs have changed. We decided to build a smaller home instead of a larger one, and not take on the

This home is a beautiful dwelling in which we have enjoyed many special times, and it can offer you that same active, multi-faceted lifestyle. It has continuously nurtured our family for forty years and is imbued with the energy of a positive space which has many more years to give a family desiring a lush sanctuary conveniently close to the heart of the city.



Located at 350 Markham Woods Road, Santolina is a multi-million dollar property listed under market value at the exceptional price of US \$759,000.

For more information on the Villa Santolina or to schedule a private showing, please contact:

Audrey Skidmore, Realtor | Remax Core Collection  
USA telephone +1 (407) 474-1574 | AudreyS@remax.net

## LOCATION

Exclusive Markham Woods neighborhood  
Directly across street from countywide trail  
Numerous churches in immediate vicinity  
Superior schools  
Rural residential wooded road  
Zoned agricultural / residential  
Quick access to I-4 to Orlando/Tampa  
or the beaches  
No city taxes or association fees  
Private water system  
Curbs and sidewalks

## LAND

2.6 acres  
Heavily wooded  
Well drained, nicely sloped  
Wildlife - deer, wild turkeys, hawks,  
raccoons, foxes

## HOME

15 rooms  
3 bedrooms with library that can be used  
as 4th bedroom  
2 1/2 Baths

## SQUARE FOOTAGE OF BUILDINGS

MAIN HOUSE (under roof)  
— Downstairs, inc garage [heated] = 4230 sq.ft.  
— Upstairs-rough unfinished = 750 sq.ft.  
— Total = 4980 sq.ft.

## STORAGE / UTILITY BUILDING (2 stories)

— Total under roof = 400 sq.ft.  
— Enclosed = 200 sq.ft.  
— Total floor space = 350 sq.ft.

## PUMPHOUSE

Under roof = 225 sq.ft.

CONCRETE PAD (20' x 20') = 400 sq.ft.

## EXPANSION POSSIBILITIES

Expansion to 6/5 (6 bedrooms, 5 baths) easily  
accomplished as land values and neighborhood  
can easily support a multimillion dollar home.

## Exterior Amenities & Specifications

SWIMMING POOL (approx. 20' x 40' - free form)  
Racing Lines (1/4 Olympic)  
Swim Outs  
1/2 Meter Diving Board  
Queen Size Slide  
Lower Pool Deck  
Upper Pool Deck  
Natural Stone Waterfall  
Built-in Spa

PRIVATE SPA (off of Master Bathroom —  
8 ft. diameter - 4 ft. deep)  
10 separate jets  
Pool lights inside and outside  
Control center  
2 water pumps / 2 air pumps  
Cable T.V.  
Heater control  
Telephone outlet  
Speaker outlet  
3 decks: Upper around spa, Middle (mirrors),  
& Lower

## SPORTS COURT (60 x 120 ft.)

Grass over deep red clay  
Fully fenced (8 ft.)  
Solid core back wall  
Basketball backboards at both ends  
Removable tennis net posts  
Can be lined for tennis  
Clay/grass surface for  
tennis handball frisbee  
basketball racket ball  
softball rugby  
soccer football  
Fully lighted — two 40 ft. poles — 12 lights  
Tennis ball server machine available  
(site can be converted to a full basketball court)



## LAWN AND GARDENS

Combination of well-manicured St. Augustine  
grass and natural wooded environment  
Mounds and burning - mature shrubs  
and flowers  
Flood and feature lights throughout gardens  
and lawn

## LANDSCAPING

13-zone automatic sprinkler system  
4" deep well (4" is pipe size, well is 56' deep) with  
a 2 HP underground well pump and a 220  
gallon pressure tank to supply ample  
amounts of water for sprinkler system  
St. Augustine Flortam grass specially grown  
in sandy soils  
Mature landscaping throughout property.

## SANTOLINA FOUNTAIN

(modeled after Lugano, Switzerland)  
Flowering fountain with lights in front yard  
Fountain was designed and built by artist who  
hand picked stones and placed them in  
pattern to appear completely natural  
5" main stream rises 20 ft. into air  
6 separate side fountains  
4 separate light zones  
Garden around fountain  
Two separate pumping systems  
Filtered and chlorinated

## FRONT FENCE AND GATES

10 large concrete pillars framing 350 ft. of  
Estate Wrought Iron Fencing  
Two 16 ft. wide Estate Wrought Iron Gates  
with brass striping and Santolina emblem  
Both gates have separate hydraulic electrical  
openers with video phones at gates & four  
large post lanterns on 9 ft. concrete pillars

## DRIVEWAY AND ENTRYWAY

Full U-shaped driveway with pavers at the  
front entryway and a parking area  
next to the garage

a place to pamper yourself...  
a place to entertain in elegance or in casualness...  
a place where you can enjoy a wide range of  
activities without ever leaving your own land...

the villa **SANTOLINA** 350 Markham Woods Road, Longwood FL 32779

Located at 350 Markham Woods Road, Santolina is a multi-million dollar property  
listed under market value at the exceptional price of US \$759,000.

For more information on the Villa Santolina or to schedule a private showing, please contact:  
Audrey Skidmore, Realtor | Remax Core Collection  
USA telephone +1 (407) 474-1574 | AudreyS@remax.net

## Interior Amenities & Specifications

### LIGHTING

- G.E. Low-Voltage System
- Six (6) master controls
- Two (2) Motor Master units to turn on series outside of house
- One (1) Motor master unit for lights in house and perimeter of house
- All rooms have at least six (6) light switches to other areas
- Exterior lighting - one switch lights up the entire house for security
- Separate security motion lighting

### ENTRANCEWAY

- Tennessee flat stone
- Double oak doors
- 8 x 8 beams
- Mood lighting & fluorescent lighting
- Two hanging chandelier lights

### FOYER

- Georgian black marble foyer floor
- Two sets of french doors into the foyer from the family room and the living room

### FAMILY ROOM

- Oversized room
- Remote-control movie screen and video projector connected to entertainment center
- 3-sided stone gas log fireplace – (not operational)
- Wood & mirror wall
- Audio-video entertainment center
- Built-in cabinets
- Several Hunter ceiling fans
- Travertine bordered superior grade carpeted floors
- Anderson glass sliding door to patio/pool area
- Solar glass windows

### LIVING ROOM

- Formal living area
- Lighted alcove overlooking fountain
- Mirrored walls
- Marble fireplace (gas or wood) with lighted onyx centerpiece and chimney
- Speakers from entertainment centers

### DINING ROOM

- Formal dining area
- Built-in China cabinet with mirrors
- Marble counter top
- Lighted alcove overlooking fountain

### KITCHEN

- Energy saving 2-door KitchenAid refrigerator
- Disposal
- Thermadore oven Warmer drawer
- Mirrored walls Breakfast bar
- Thermadore stove with griddle & grill
- Appliance control center
- Kitchenaid electronic dishwasher
- Instant hot water
- Under-counter lights
- Butcher block island with copper exhaust hood
- Ceiling fan

### PANTRY

- Built-in shelves & closets
- Pull out baskets

### LAUNDRY ROOM

- Ceiling fan Washer & dryer
- Storage cabinet
- Built-in ironing board
- Travertine floor
- Under-counter lights
- Sink ready
- Alcove & door to rear of house
- Built-in laundry hampers



### MASTER BEDROOM

- Sitting room with windows and door exits to pool/patio area
- Built-in platform bed
- Full set of lighting controls at headboard
- Ceiling fans
- Indirect lighting
- Speakers from entertainment center
- Light and sound master control
- Solar glass windows

### MASTER BATH

- 27 built-in touch latch drawers
- 10 built-in touch latch cabinets
- 2 built-in medicine cabinets
- Built-in tissue holder, hamper and scale
- Marble vanity top
- Wall hung toilet with telephone outlet
- Combination shower & steambath
- 3-bulb heat lamp
- Open style shower with 24-carat gold fixtures
- Bronze plexiglass mirror wall in open shower
- Three shower heads
- Ceiling fan
- Two (2) sky lights
- Walk-in closet
- Glassed alcove overlooking spa deck area

### EXERCISE ROOM

- Mirror
- Fans
- Door to pool patio area

### LIBRARY

- Recessed Pella folding wall door
- Two built-in desks, typewriter, shelves and computer center
- High density of lights over desk
- Two types of lighting
- May also be used as fourth bedroom

### TWO BEDROOMS

- Double closets w/ folding doors
- One bedroom has built-in bunk beds & built-in desk

### GARAGE

- Two-car garage
- Workbench
- Inside stairs to second floor
- A/C vent that can be opened or closed
- Automatic garage-door

### MISCELLANEOUS

- Six exterior doors w/ double key deadbolt locks
- Two doors have combination locks
- Outside speakers in front and back



the villa **SANTOLINA** 350 Markham Woods Road, Longwood FL 32779

Located at 350 Markham Woods Road, Santolina is a multi-million dollar property listed under market value at the exceptional price of US \$759,000.

For more information on the Villa Santolina or to schedule a private showing, please contact:

Audrey Skidmore, Realtor | Remax Core Collection  
USA telephone +1 (407) 474-1574 | AudreyS@remax.net