



**315 E NEW ENGLAND AVENUE, UNIT 15  
WINTER PARK, FL 32789**

3 BED | 3.5 BATH | 2,806 SQ FT | STEPS FROM PARK AVENUE





## LIVE LARGE IN LUXURIOUS VILLA SIENA

Winter Park's "Luxury Condo Corridor," featuring VILLA SIENA is just steps away from famed Park Ave with award winning restaurants, cafés, boutiques, and Rollins College and is directly across the street from the Alford Inn. This 3 bed, 3.5 bath updated corner condo residence offers over 2,800 sq ft of elegant living with custom wood millwork, crown moulding, travertine marble flooring, plantation shutters and 3 private balconies. Step through the grand double door entry and into your sophisticated foyer with tray ceiling, guest powder room and corridor to the main living areas. A formal dining room with gleaming hardwood floors, crystal chandelier and sconces offers plenty of space for family feasts just off of the gourmet kitchen. Top grade Wolf gas stove-top and oven appliances, along with pot-filler, newer beveled edge subway tile backsplash, custom solid wood cabinets and Sub-Zero refrigerator make this kitchen a true chef's delight. A casual dining nook and breakfast bar opens to the large light-filled living room with more custom millwork surrounding the media center and double French doors leading to a covered balcony. Off the dining room and through another set of double doors you'll find a private vestibule in the large master suite. Special features include tray ceiling, French doors to another balcony, 2 walk-in closets with custom cabinetry, plus an expanded en-suite area with more custom closets, steam shower and double vanity with show-stopping beautiful natural quartz countertops. The split bedroom floor plan has 2 good size guest bedrooms each with its own en-suite bath, walk-in closets and access to the 3rd balcony. Villa Siena amenities include an on-site HOA coordinator, luxurious club room/lounge, conference room, fitness center and this unit has 2 designated parking spots in the underground garage plus a private air-conditioned storage unit. Live the Villa Siena luxury lifestyle today.



## HIGHLIGHTS

- Premiere location
- Corner unit
- Custom millwork throughout
- Three balconies
- Marble, travertine, and wood flooring
- Sub-Zero refrigerator
- Wolf gas cook-top and oven
- Cove ceilings
- Secure building with two underground parking spaces







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