



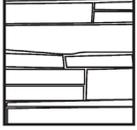
FORTIS



833 DARTMOUTH STREET, ORLANDO

Under Construction.

This thoughtfully designed home, custom built by Fortis Enterprises, LLC, will satisfy the most discerning homebuyer. Located on one of the most desirable streets in College Park, this home overlooks Dartmouth Park. Captured within the 2,548 square feet of living space you will find (4) bedrooms, one on the first floor; (3 ½) bathrooms; a Chef inspired kitchen; an open/great room concept floorplan; a detached 2-car garage; significant covered outdoor space; a summer kitchen and a large, fenced back yard; all within close proximity to the heart of downtown College Park. When observing this home from the street, your eyes will be drawn to the exterior brick and metal roof accents, which make this home eye catching to all that pass by. The front porch allows you to relax and take in the beautiful views of Dartmouth Park, with an elegant tongue and groove ceiling finish overhead. You can already tell that no detail has been missed



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on this home. From the moment you enter the foyer of this home, you will experience this as well as you are welcomed in with a grand foyer with a view of the stately wood stairway and a 2- story ceiling. The in-law suite is immediately off the foyer, it hosts and ensuite bathroom and a walk-in closet. This room would make a fabulous office or den, should that suit your lifestyle best. As you pass through the foyer into the great room, you will find the space is an entertainers' dream. The Chef inspired kitchen hosts Thermador appliances including a 36" gas range, French door refrigerator, built-in oven/microwave, dishwasher and vented hood. A wine chiller completes out the appliances. Custom designed cabinetry, quartz countertops, a large working island and walk-in pantry closet, make the space functional and magnificent. The sliding glass doors in the Great Room open to the covered lanai with vaulted ceiling, accented with tongue and groove wood, and a built-in summer kitchen with a grill, vent, refrigerator and sink. From here, you can enjoy the large, fenced rear yard. The second story hosts (2) secondary bedrooms, with Jack-and-Jill bathroom, the laundry room and main bedroom with large walk-in closet and spa-like main bathroom. Can't you imagine yourself in the freestanding bathtub, soaking away the days stress?! The interior selections were chosen by a renowned Winter Park Designer. The hosts engineered hardwood or tile throughout; crown molding throughout most of the first and in the main bedroom and bathroom; built-in closet systems throughout; quartz or granite countertop; custom framed mirrors in the bathrooms; frameless shower enclosures; programable thermostat; security system prewires; home theater prewires in specific locations; tankless water heater; designer trim work in specific location; custom paint on the interior and exterior of home; whole house gutters and downspouts. The detached 2-car garage is located at the rear of the property. It has an epoxy finished floor and includes an electric vehicle charging station.

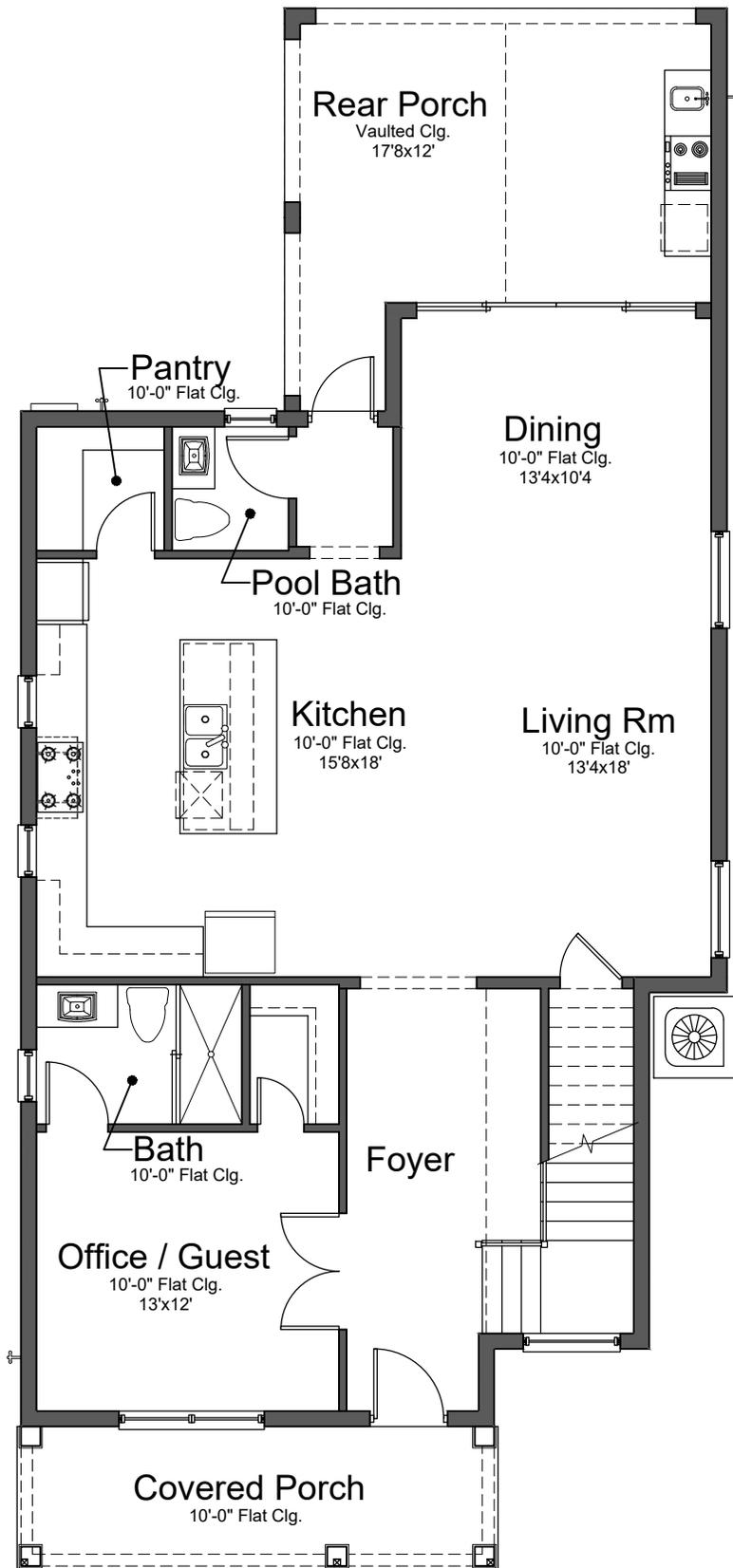
This custom home offers:

One-year all-inclusive Builder Warranty | Ten-year Structural Warranty

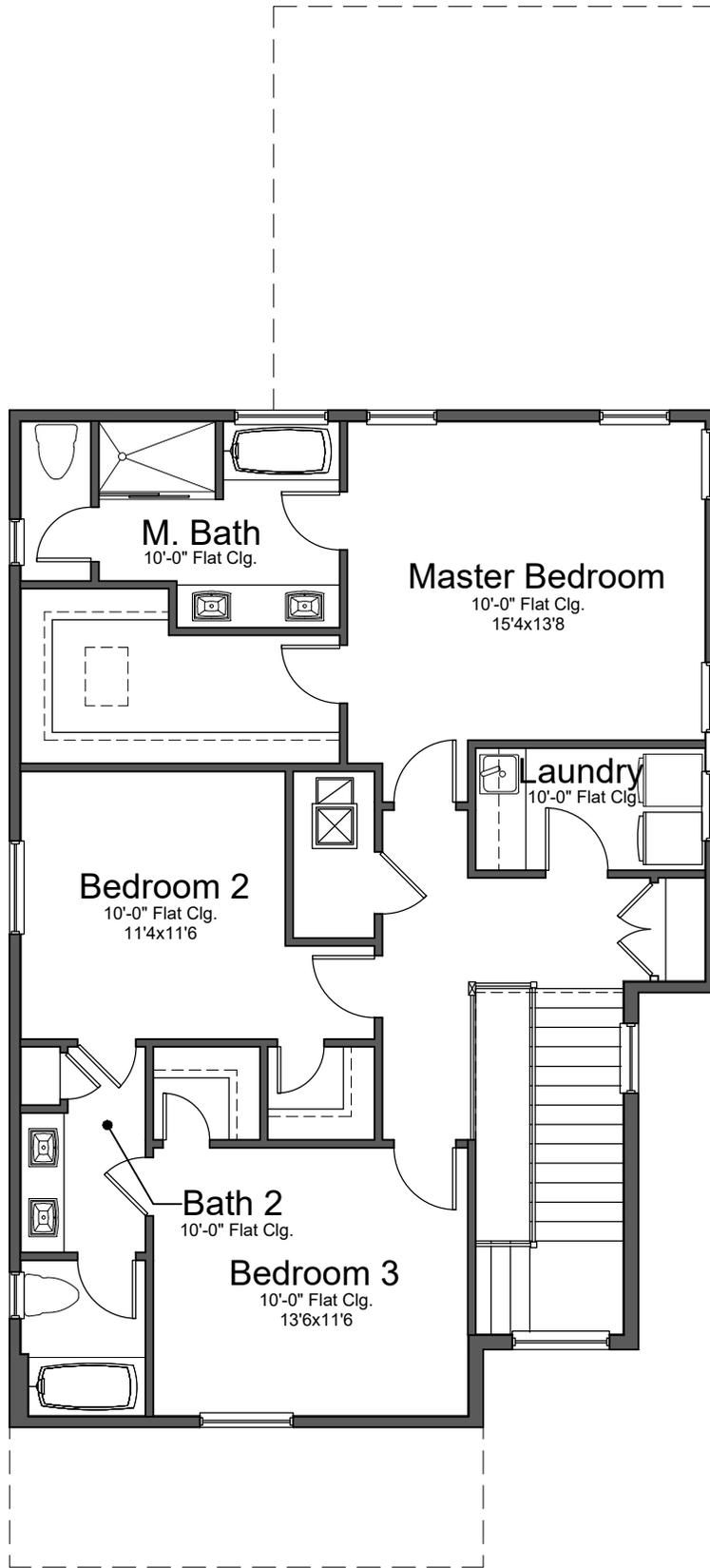
One-year Renewable Termite Bond

Manufacturer Warranties for All Appliances, Tankless Water Heaters, and HVAC Equipment

**This home offers everything you could want or need.
It is time to make this stunning home yours.**



DARTMOUTH LOT 41
 3 Bedroom / 4 Bath
 2,548 TOTAL LIVING



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