



# Audubon Park

YOUR NEIGHBORHOOD NEWSLETTER

Dear neighbors,

I hope you had a wonderful Thanksgiving and were able to spend it with loved ones. This is my favorite time of year because the cooler weather is here and I get to spend lots of time with family and friends celebrating the holidays.

I hope you can take a step back from the hustle and bustle of the busy holiday season and take a moment to reflect on the past year and all the things in life that you are grateful for.

It's hard to believe that 2012 is just around the corner. Here's wishing you and yours a wonderful Holiday Season and Blessed 2012!

Thanks for reading and as always please contact me at 407-617-2241 or Jen@DiscoverOrlandoHomes.com with any questions, comments, or feedback!

*Jennifer Staubly*

Your neighbor on Virginia Drive and your Audubon Park Realtor®

Postmark: Christmas, Florida

Yes, Virginia...there really is Christmas in Florida. Florida may not see much cold weather or snow, but the small post office near the historical Fort Christmas sees plenty of activity this time of year. People drive from miles around to have their Christmas cards postmarked "Christmas, Florida!"

If you go, expect to wait in longer-than-usual lines for what has become a holiday tradition for many. Christmas, Florida is located about 20 miles east of Orlando on Highway 50. The post office is located at 23580 E. Colonial Drive, Christmas, FL 32709.

Volunteering this Holiday Season

I know we are all busy with shopping, wrapping gifts, decorating, and cooking. Just in case you find some time to spare or are looking to give back to the community, consider volunteering.

Heart of Florida United Way has compiled a list of volunteer opportunities for the holiday season. Examples include serving refreshments at holiday parties, gift wrapping, and collecting donations. Visit [www.hfuw.org](http://www.hfuw.org) to view a variety of options. Keep in mind volunteers are needed all year long, not just during the holiday season!

## Community Calendar

**December 9, 16, 23, 30: Holiday Friday Nights Live Music, Morse Museum, 5:00pm-8:00pm**

The Morse Museum provides numerous opportunities in December to view the collection at no charge, as well as to enjoy live music, tours and other programs. Visit [www.morsemuseum.org](http://www.morsemuseum.org) for more info.

**December 10: Florida Symphony Youth Orchestra Holiday Concert, Lake Eola Bandshell, 2:00pm**

There will be a collection center for any donations such as new clothes or new toys for the Salvation Army's Angel Tree Program.

**December 15: Wine Down to the Holidays, Corrine Drive Shops, 5:30pm-8:30pm**

Wind through the shops, enjoy nibbles, music, holiday gift ideas, and deals from our wonderfully eclectic shops. Free event but \$10 if you would like wine.

**December 16-17: Living Nativity, Audubon Park Covenant Church, 6:30pm-8:30pm**

Come walk on a shepherd-guided tour to Bethlehem: a night filled with wonders. Encounter the shepherds and their animals, the angel, and the town of Bethlehem as you walk on this journey to find the Christ Child. Visit [www.audubonparkcov.org](http://www.audubonparkcov.org) for details.

**December 31: Fresh From Florida Parade, 11:00am**

The grandstand and broadcast area is located on Rosalind Avenue adjacent to Lake Eola.

**January 11, 18, 25: ArtinAPark, Audubon Park Covenant Church, 2:00pm-5:30pm**

1st-8th grade children continue this award winning Arts program. For more information visit [www.artinapark.com](http://www.artinapark.com). Space is limited and registration opens in December.

**January 14: 28th annual Dr. Martin Luther King, Jr Parade, 10:00am**

The parade begins at 10 a.m. at the corner of Livingston Street and Orange Avenue.

# Audubon Park Real Estate News

Sept. 1 – Nov. 25, 2011

## Homes For Sale

- 2503 Montana St: 2/1; 1,151sf; \$110,000
- 1613 Robin Rd: 3/2; 1,413sf; \$135,900
- 1411 Falcon Dr (SS): 4/2; 1,760sf; \$139,100
- 1302 Cole Rd (SS): 3/1; 1,394sf; \$149,900
- 2702 Virginia Dr (SS): 2/1; 1,063sf; \$156,449
- 1613 Oriole Ave: 4/2.5; 1,752sf; \$168,400
- 3707 Pelican Ln: 3/2; 2,020sf; pool; \$200,000

## Homes Under Contract

- 1301 Christy Ave (SS): 4/2.5; 1,055sf; \$105,000
- 3606 Ibis Dr (SS): 3/2; 1,705sf; \$119,900
- 3511 Finch St (SS): 3/2; 1,508sf; \$150,000
- 2727 Virginia Dr (SS): 4/1; 1,672sf; \$155,000
- 1608 Oriole Ave (SS): 2/2; 1,690sf; lake; \$160,000
- 3808 Chelsea Dr (BO): 3/2; 1,497sf; \$162,000
- 1707 Oriole Ave (SS): 3/2; 1,350sf; \$165,900
- 3007 Chelsea St (SS): 4/3; 2,288sf; lake; \$225,000

## Homes Sold

- 3610 Ibis Dr: 3/2; 1,458sf; \$172,500

SS = Short Sale BO = Bank Owned

This information is gathered from the Multiple Listing Service. Real estate transactions not included in this service are not reflected above. If your home is currently listed with a real estate broker, this is not intended to be a solicitation of the listing.

## Featured Property! 1212 Tanager Drive

If you are looking for a home with a gorgeous lake view, than this is the home for you! This 3 bedroom, 2 bathroom home provides a breathtaking view of Lake Shannon from the moment you walk through the front door. Plenty of windows provide lots of sunlight and lake views from the family room and master bedroom.



Call Jennifer Staubly at 407-617-2241 for more information or to schedule a private showing of this home.



## Property Tax Bill

You should have received your real estate property tax bill in the mail. The tax bill is not due until March 2012, but if you pay early you will receive a small discount. If you pay in December, you will receive a 3% discount, January a 2% discount and February a 1% discount. If you have a mortgage on your home, most likely you are escrowing your property taxes and your mortgage company will submit your payment. You can confirm they were paid by visiting [www.ocpafl.org](http://www.ocpafl.org).

## New Sidewalks in Audubon Park

If you have been over on Tanager Drive or Virginia Drive you will see some new sidewalks are already in place! The City of Orlando was successful in securing \$4 million in federal funds that are dedicated to surface transportation. New sidewalks will be added along the west side of Tanager Drive from Chelsea to Corrine, along the south side of Virginia Drive from Tanager to Bennett, along the north side of Bobolink Lane from Osprey to Bennett and small sections of Chapel Drive and Oriole Ave.

**Jennifer Staubly, PA**  
Charles Rutenberg Realty

*Your Audubon Park Neighbor and REALTOR®*




**Call: 407-617-2241**  
**Email: [Jen@DiscoverOrlandoHomes.com](mailto:Jen@DiscoverOrlandoHomes.com)**



Join us at the 3rd Annual  
**Orlando Chili Cook-off**  
February 18th, 2012




- ☞ Free Chili Samples
- ☞ Local Food Vendors
- ☞ Live Bands All Day
- ☞ Miller Lite Beer \$3
- ☞ **HUGE!** Kids Zone
- ☞ Fun for the family!

Proceeds to benefit:  
**Special Olympics Florida**

For more info on sponsorship, competing as a cook, or tickets visit [www.OrlandoChiliCookoff.com](http://www.OrlandoChiliCookoff.com) or call 407-777-8309.

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