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*Connecting golf homeowners locally
with golf homebuyers globally.*

1119 Heron Point Way, Deland



Price: \$346,000
Bedrooms: 3
Bathrooms: 2
Year Built: 2005
Sq. Ft.: 2,240
MLS#: V4609245



Popular "Duke" floor plan in Victoria Gardens active adult community with own private salt system pool and screen enclosure make this a rare find indeed in the Gardens. This lovely appointed home has a long list of desirable upgrades including all upgraded appliances and crown molding on the kitchen cabinets. Additional recessed lighting in the family room over the entertainment center adds a nice finishing touch. The floor outlets in the family room also make life easier. On the covered patio, you'll find a gas stub out to hook up your grill...no more gas tanks! The owner has added double door entries to the formal dining room and living room areas, enhancing the privacy and making it possible to use these areas as something else ~ maybe a home office? The whole house is wired with Cat 5 with numerous cable and computer outlets throughout. There is an electronic air filter on the AC system. Of course, the best part of the package are the amenities offered exclusively to Gardens residents. This active adult, guard gated community is virtually second to none. HOA fees include high speed cable internet access as well as 76 cable channels & landscaping, both common areas and YOUR HOME are maintained! Great peace of mind!



www.GolfLifestyleHomes.com





Victoria Gardens



General Information

Victoria Park, FL

Ideally situated in DeLand just 20 miles from Daytona Beach and 30 miles from Orlando, with New Smyrna Beach 25 miles to the west, Victoria Park offers a world of opportunities, all within 100 miles!

With The Walt Disney World Resort paving the way to fun, discover Orlando's numerous attractions. Theme parks like Seaworld Adventure Park and Universal Orlando and a multitude of other exciting entertainment, dining and retail venues also provide fun for visitors of all ages. You can also easily pay a visit to nearby nature parks and in Daytona Beach, you'll find plenty of sporting activities, from baseball and surfing to racecars and football—something for everyone!

The area's many natural wonders await your exploration. Living in DeLand means you'll also be centrally located to some of Florida's most beautiful public beaches. Hop in the car and enjoy a sun-filled afternoon on the world-famous sands of the New Smyrna or Daytona beaches.

Residents can enjoy myriad top-notch cultural, sports and educational events, as well as college sports and exciting events at DeLand's famous Stetson University.

Whether you're in the mood to kick up your heels at a nightclub, visit a fun, family-friendly restaurant or simply enjoy a quiet, delicious dinner with someone special, you'll find a rich variety of dining and nightlife options in the area. DeLand offers many eclectic restaurants and unique sidewalk cafés with a variety of enticing menus. And, when the sun goes down, Orlando turns up the heat with lots of live music and a variety of clubs.

Museums and cultural activities abound in DeLand, as well as further afield in Central Florida with more than 75 nationally recognized museums and historical sites and dozens of professional theater productions and performances. Break away from the ordinary and experience an extraordinary array of visual, cultural and performing arts.

Important Phone Numbers

DeLand, FL

Fire Department:

201 W. Howry Avenue
740-5835

Police Department:

219 W. Howry
Non-Emergency: (386) 734-1711
Emergency: 911

Utilities: DeLand - Utilities/billing - DeLand - 626-7051**Electricity - Progress Energy:**

Customer Service: (800) 700-8744

Natural Gas - Florida Public Utilities:

Customer Service: (386) 668-2600

Telephone - Bellsouth (DeLand Area):

Sales, Billing and Customer Service: (888) 757-6500
Technical Support and Repair: (877) 737-2478

Water Hook-Up:

740-5821

Water and Sewer Fees:

626-7051

Trash Service/Waste Management:

774-6162

Sprint (Orange City - Lake Helen):

Customer Service: (888) 723-8010

Veterans Memorial Hospital:

230 North Stone Street
386-740-5800

Museums/Other:**The Henry Addison DeLand House**

137 W. Michigan Ave.
DeLand, FL 32720
386-740-6813

Black Heritage Display

230 North Stone Street
DeLand, FL 32720
386-740-5800

Parks & Playgrounds**Bill Dreggors Park**

230 N. Stone St.
DeLand, FL 32720
386-740-5800

Chisholm Playground

520 South Clara Ave.
DeLand, FL
Community Center: 386-740-6825
Center Gym: 386-740-6826

Earl Brown Park

750 S. Alabama Ave.
DeLand, FL 32724
386-740-5800

Eastside Park

Corner of East Voorhis & South Frankfort Ave.
386-740-5800

Freedom Playground

230 North Stone St.
DeLand, FL 32724
386-740-5800

Highland Park

South corner of South Stone & Highland Blvd.
386-740-5800

Jackson Lane Park

Located at 720 N. Frankfort Ave.

Painters Pond

Corner of Alabama & Wisconsin Ave.
386-740-5800

Elephant Fantasyland

230 North Stone Street
DeLand, FL 32720
386-740-5800

Conrad's Toyland

230 North Stone Street
DeLand, FL 32720
386-740-5800

School Information

Deland, FL



Freedom Elementary

1395 S. Blue Lake Ave.
Deland, FL, 32724
Auto-Attendant: (386) 943-4375
Office: (386) 943-7670



DeLand Middle School

1400 S. Aquarius Ave.
Deland, FL, 32724
Office: (386) 822-5678



Deland High School

800 N. Hill Ave.
Deland, FL, 32724
Office: (386) 822-6909