



**FOR SALE
MULTIPLE CONDOS AVAILABLE
\$1,250,000**

WINTER RIDGE BOULEVARD, WINTER HAVEN, FL 33881



**LORENA ALVAREZ CORDERO
LORENA@CROSBYDIRT.COM**



CROSBYDIRT.COM



PROPERTY DESCRIPTION

Unlock unparalleled investment opportunities with these 8 condominiums in the Winter Ridge Community. Imagine a serene, low-maintenance living space combined with the best of modern comforts:

These Apartments consist of 5 Apartments that are 3/2 and 3 Apartments that are 2/2 - Including a master suite with a roomy walk-in closet and an ensuite double-sink bathroom.

Efficient Kitchen Design- Complete with a laundry area and a walk-in pantry, perfect for efficient living.

Tranquil Outdoor Space - A generous 9 x 22 screened-in back porch to relish peaceful moments and beautiful evenings.

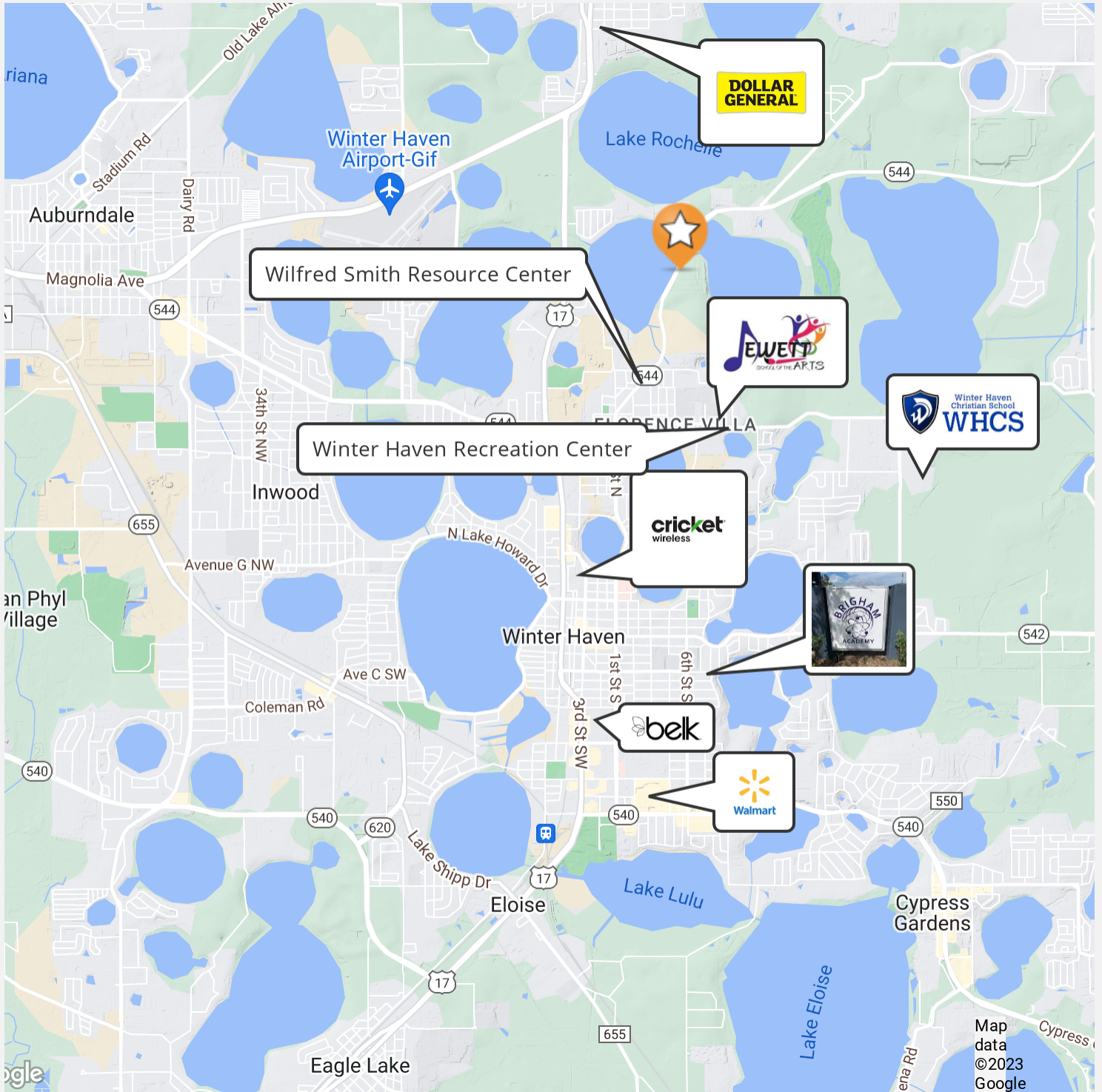
Community Benefits - Residents can enjoy a well-equipped clubhouse, refreshing pool, and engaging shuffleboard area.

Boating- With 8 open air boat slips on Lake Smart and easy access to Lake Conine via a canal, it's a boater's paradise. Plus, a public boat ramp for Lake Conine is just a stone's throw away.

Solid Investment - Potential for capital growth, with the building set for shingle roof updates, financed by the Condo Association.

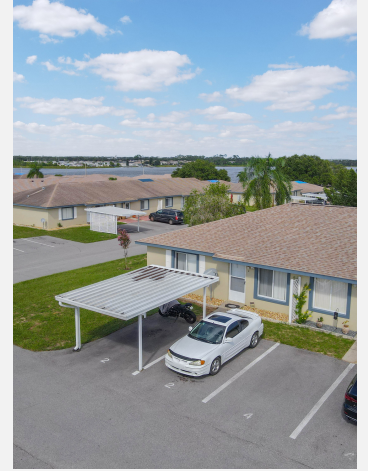
Dive into a lifestyle investment that promises both aesthetic and financial returns. Dive into Winter Ridge.

ID#: 1259385



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Additional Photos



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Demographics Report

	1 MILE	3 MILES	5 MILES
Total population	4,226	35,817	89,080
Median age	42.7	44.7	43.2
Median age (male)	38.8	42.2	41.9
Median age (female)	43.5	46.5	44.3
	1 MILE	3 MILES	5 MILES
Total households	1,714	16,224	39,402
Total persons per HH	2.5	2.2	2.3
Average HH income	\$44,777	\$51,380	\$51,660
Average house value	\$103,665	\$124,858	\$135,144

* Demographic data derived from 2020 ACS - US Census

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LORENA ALVAREZ CORDERO

President | Chief Operating Officer (COO)

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PROFESSIONAL BACKGROUND

As a Licensed Central Florida REALTOR® and President of Crosby & Associates Inc., Lorena Alvarez Cordero is driven by a vision of creating mutually beneficial deals for both real estate buyers and sellers. Recognizing the trust clients place in her, Lorena focuses on providing seamless, rewarding experiences that meet both parties' aspirations.

Lorena's foundation in real estate was shaped by years of hands-on experience assisting her Broker, equipping her with in-depth knowledge of transaction management and industry-specific terminology. This expertise, combined with her executive stint at HUD's CWIS where she managed critical contracts in Puerto Rico and the Virgin Islands, underscores her capability to handle intricate transactions and deliver sage advice.

However, Lorena's value proposition isn't solely her extensive background. By harnessing the latest technology and market research, she offers clients real-time insights to navigate the ever-evolving real estate landscape. This proactive approach ensures her clients stay ahead and enjoy a competitive edge.

At the heart of Lorena's success is her unwavering dedication to client satisfaction. She takes pride in her meticulous attention to details and a personalized approach, striving to find perfect matches for buyers and optimizing returns for sellers. As a Full-Time REALTOR®, Lorena's knowledge of the local market, combined with her unparalleled negotiation skills, ensures that both buyers and sellers leave the table feeling they've achieved their objectives.

EDUCATION

A.A. Social Work from Polk State College

MEMBERSHIPS & AFFILIATIONS

Active Member with East Polk County Realtors Association
Awarded EPCAR's Rising Star Award 2022
Chairperson for YPN at EPCAR

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