NEWKIRK INVESTMENTS

CREATING ABUNDANCE FROM THE GROUND UP

FEATURE SHEET



TRAILS NORTH FORTY ORMOND BEACH, FLORIDA

107 Deer Lake Circle

$325,000	3	2	1,394	2
OFFERED AT	BEDROOMS	BATHS	SQ FT	CAR GARAGE

ABOUT THE HOME

Mornings by the water, all on one level.

French doors open from the living room toward the water, a wood-burning stone fireplace anchors the room, and the primary suite shares the same view. Vaulted ceilings and skylights keep the whole home bright.

The kitchen has been updated with warm wood counters, white shaker cabinetry, a star-pattern backsplash and gold accents, with a pass-through window to the living room.

01	Water views from the living room, primary suite and patio
02	Roof 2017, HVAC 2018, roll-down hurricane shutters 2018
03	Block and stucco construction, inside laundry room
04	Community pool, clubhouse, pickleball and tennis



The living room

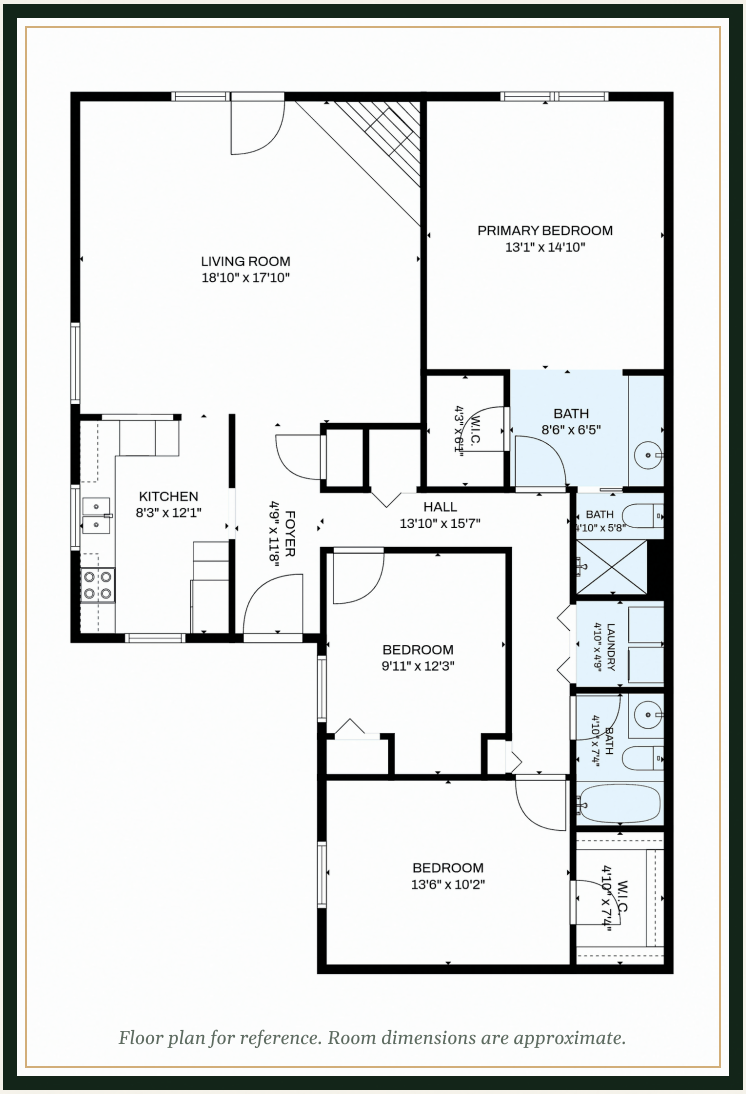


Updated kitchen



The back patio

The details



Floor plan for reference. Room dimensions are approximate.

THE HOME

STYLE	Single-level villa, attached
LIVING AREA	1,394 sq ft
BUILT	1984, block and stucco
ROOF	2017, shingle
HVAC	2018, central air and heat
SHUTTERS	Roll-down hurricane, 2018
GARAGE	2-car, 22 x 20, opener
FLOORING	Luxury vinyl and tile
INTERIOR	Vaulted ceilings, skylights, walk-in closets, wood-burning fireplace
APPLIANCES	Range, refrigerator, dishwasher, washer, dryer

COMMUNITY AND COSTS

COMMUNITY	Trails North Forty
HOA	$639 quarterly
AMENITIES	Pool, clubhouse, pickleball, tennis, shuffleboard
TAXES	$4,048 (2025)
UTILITIES	Public water and sewer, high-speed internet available
PETS	Allowed, buyer to confirm with HOA







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EVERY PHOTO

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