



D5785884 193 ROTONDA E BLVD, ROTONDA WEST



County: CH Zip: 33947-2834 Unit: Status: Active
 Subdivision: ROTONDA WEST LONG MEADOW List Price: \$209,999
 Beds: 3 Baths: 2/1 Acreage: 1/4 Acre to 21779 : Sold Price:
 Pool: Private - Child Safety Fence, In Ground, Screen | Year Built: 2006
 Property: One Story Single Family Home Special Sale: REO/Bank Owned
 SqFt Htd: 2,451 Total SqFt: 3266 Pets Y/N: Y ADOM: 8
 Construction Status: CDOM: 8
 Location: Oversized Lot, In County, Street Paved

WOW! Sprawling majestic home!Open floor plan, vaulted ceilings,flexible floor plan, move in condition,extra room can be used as 4th bedroom, study, nursery, exercise, media or extended living...formal dining room, stunning kitchen with breakfast bar and dinette area,family room and most of the home look towards the pool and green space of the yard,indoor utility room, master bedroom/bathroom with sliders to the pool,generous sized rooms, over sized lot,large garage, screened lanai and pool, sold AS IS,*PLEASE READ MLS ATTACHMENT*, earnest money deposit requirement: 5% of gross sales price or a minimum of \$500.00 with a maximum of \$5,000.00 on cash offers,2% of gross sales price or a minimum of \$500.00 with a maximum of \$3,000.00 on conventional financed offers and \$1,000.00 for FHA or VA financed offers.Cash offers must have verification of funds.Finance offers must have a Wells Fargo Pre Qualification letter,a loan commitment or credit decisioned (where income and assets have been verified and approved)pre-approval from another lender.Contract acceptance by Wells Fargo is subject to Wells Fargo receipt of title.Seller will not provide a home warranty.Seller does not provide survey, room sizes are estimated,Mandatory Waiting Period: The seller will not review owner occupied/NSP offers until day 8: all other offers will be reviewed on day 13.Cash offers must have verification of USD funds w/in the last 30 days,Submit complete offers immediately on FAR/BAR AS IS contract, incomplete offers will be rejected.

Land, Site and Tax Information

SE/TP/RG: 24-41-20 Section #: Block/Parcel: Lot #: 24 Book/Page: Floor #:
 Tax ID: 412024402011 Alt.Key/Folio#: Additional Parcel: N Mill Rate: 17.0422
 Taxes: \$3,864.00 Tax Year: 2011 Homestead: N Other Exemptions: CDD: N Annual CDD Fee:
 Legal Description: ROTONDA WEST LONG MEADOW LT 24 725/1355-56 PR91-341 1157/1243-1/3
 Ownership: Fee Simple Complex/Community Name: Front Exposure: South
 Manufactured / Mobile Style: MH Make: Zoning: RSF5 Future Land Use: 0100
 Lot Dimensions: Lot Size(Acres): 0.37 Lot Size(SqFt): 16,000 Days Lease: Min Lease:

Water Information

Water Frontage: Water Access:
 Water View: Water Name:
 Water Extras: Waterfront Feet:

Interior Information

Living Room: 19x19 Master Bed: 20x12 2nd Bed: 14x11 3rd Bed: 12x12 4th Bed: 5th Bed:
 Family Room: Great Room: Kitchen: 17x10 Dinette: 11x09 Bonus Room: 11x10
 Dining Room: 12x12 Study / Den: Studio: Additional Rooms: Den/Library/Office,Inside Utility
 Fireplace: N Balcony/Porch: Security System:
 Air Conditioning: Central Heat & Fuel: Central
 Utilities Data: County Water,Public Sewer
 Interior Layout: Eating Space in Kitchen,Formal Dining Room Separate,Mstr Bedroom Downstairs,Open Plan,Split Bedroom,Volume Ceilings
 Interior Features: Blinds/Sh,Cath/Vaul Ceil,Ceiling Fan(s),Solid Sfc Cntrs,Unfurnished,Wshr/Dryr Hkup

Master Bath: Tub with Separate Shower Stall, Dual Sinks
 Appliances Incl: Other

Kitchen: Breakfast Bar,Walk In Pantry
 Floor Covering: Ceramic Tile,Carpet

Exterior Information

Exterior Construction: Block, Stucco

Architectural Style:

Exterior Features: Patio/Porch/Deck Open, Patio/Porch/Deck Cov, Patio/Porch/Deck Scr, Screen/Covered Encl, Sliding Doors

Garage/Carport: 2 Car Garage / Attached

Roof: Shingle

Garage Dimensions:

Pool Type: Child Safety Fence, In Ground, Screen Enclosure

Community Information

Community Features:

Maintenance Includes:

Housing for Older Persons:

Max Pet Weight:

of Pets:

HOA/Comm Assn: Required

HOA Fee: \$156

HOA Payment Schedule: Annual

Elem. School:

Middle School:

High School:

Realtor Info:

For more information about this or any other properties
please contact:

JENNIFER PESCE

PARADISO REALTY, INC.

Direct: 941-475-7545

Office: 941-475-7545



jennifer@hulaparadiso.com

WWW.PARADISOREALTY.COM



Directions: 776 to Sunnybrook, feeds into Rotonda Blvd N, to Parade Circle, Eastward to Rotonda Blvd East, head east to property, home on left



D5785884

193 ROTONDA E BLVD, ROTONDA WEST

County: Charlotte County Zip Code: 33947-2834 Unit #: Status: Active
 Sub. Name: ROTONDA WEST LONG MEADOW List Price: \$ 209,999
 Beds: 3 Baths: 2/1 SqFt Heated: 2,451 Sold Price:
 Pool: Private - Child Safety Fence, In Ground, Screen Enclosure Year Built: 2006
 Property: One Story, Single Family Home Special Sale: REO/Bank Owned
 Total Acreage: 1/4 Acre to 21779 Total SqFt: 3266 Pets Y/N: Y ADOM: 8
 Construction Status: Proj. Comp. Date: CDOM: 8
 Location: Oversized Lot, In County, Street Paved

WOW! Sprawling majestic home! Open floor plan, vaulted ceilings, flexible floor plan, move in condition, extra room can be used as 4th bedroom, study, nursery, exercise, media or extended living... formal dining room, stunning kitchen with breakfast bar and dinette area, family room and most of the home look towards the pool and green space of the yard, indoor utility room, master bedroom/bathroom with sliders to the pool, generous sized rooms, over sized lot, large garage, screened lanai and pool, sold AS IS. *PLEASE READ MLS ATTACHMENT*, earnest money deposit requirement: 5% of gross sales price or a minimum of \$500.00 with a maximum of \$5,000.00 on cash offers, 2% of gross sales price or a minimum of \$500.00 with a maximum of \$3,000.00 on conventional financed offers and \$1,000.00 for FHA or VA financed offers. Cash offers must have verification of funds. Finance offers must have a Wells Fargo Pre Qualification letter, a loan commitment or credit decision (where income and assets have been verified and approved) pre-approval from another lender. Contract acceptance by Wells Fargo is subject to Wells Fargo receipt of title. Seller will not provide a home warranty. Seller does not provide survey, room sizes are estimated, Mandatory Waiting Period: The seller will not review owner occupied/NSP offers until day 8: all other offers will be reviewed on day 13. Cash offers must have verification of USD funds w/in the last 30 days, Submit complete offers immediately on FAR/BAR AS IS contract, incomplete offers will be rejected.

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 Legal Description: ROTONDA WEST LONG MEADOW LT 24 725/1355-56 PR91-341 1157/1243-1/3 INT PR03-724-JAA 2238/364
 Ownership: Fee Simple Complex/Community Name: Book/Page: Floor #:
 Manufactured / Mobile Style: MH Make: Zoning: RSF5 Future Land Use: 0100 Zoning Comp.:
 Lot Dimensions: Lot Size (Acres): 0.37 Lot Size (SqFt): 16,000 Days Lease: Min Lease: Lease # /Year:
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 Water View: Water Extras: Waterfront Feet:

Interior Information

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 Family Room: 2nd Bedroom: 14x11 Studio: Air Conditioning: Central
 Kitchen: 17x10 3rd Bedroom: 12x12 Dinette: 11x09 Heat & Fuel: Central
 Dining Room: 12x12 4th Bedroom: Bonus Room: 11x10 Floor Covering: Ceramic Tile, Carpet
 Fireplace: N - Balcony/Porch Security System:
 Utilities Data: County Water, Public Sewer
 Interior Layout: Eating Space in Kitchen, Formal Dining Room Separate, Mstr Bedroom Downstairs, Open Plan, Split Bedroom, Volume Ceilings
 Interior Features: Blinds/Sh, Cath/Vaul Ceil, Ceiling Fan(s), Solid Sfc Cntrs, Unfurnished, Wshr/Dryr Hkup
 Master Bath: Tub with Separate Shower Stall, Dual Sinks
 Appliances Incl: Other
 Kitchen: Breakfast Bar, Walk In Pantry
 Additional Rooms: Den/Library/Office, Inside Utility

Exterior Information

Ext. Construction: Block, Stucco Style: Pool: Child Safety Fence, In Ground, Screen Enclosure
 Exterior Features: Patio/Porch/Deck Open, Patio/Porch/Deck Cov, Patio/Porch/Deck Scr, Screen/Covered Encl, Sliding Doors
 Garage/Carport: 2 Car Garage Attached Dimensions: Roof: Shingle

Community Information

Community Features:

Maintenance Includes:

Housing for Older Persons: # of Pets: Max Pet Weight: Pet Restrictions:
 HOA / Comm Assn: Required HOA Fee: \$156.00 HOA Payment Schedule: Annual Mo. Maint. \$ (addition to HOA):
 Condo Fee: Condo Fee Schedule:
 Elementary: Middle or Junior: High:

Realtor Info

For more information on this or any other properties

please contact:

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| County: Charlotte County | Zip Code: 33947-2834 | Status: ACT |
| Sub Name: ROTONDA WEST LONG MEADOW | Unit #: | List Price: \$209,999.00 |
| Bedrooms: 3 | Baths: 2 / 1 | Sq Ft Heated: 2,451 |
| Pool: Private | Garage/Carport: 2 Car Garage Attached | Year Built: 2006 |
| Property: Single Family Home | | Special Sale: REO/Bank Owned |
| Total Acreage: 1/4 Acre to 21779 Sq. Ft. | | ADOM: 8 |
| Pets Y/N: Y | # of Pets: | CDOM: 8 |
| Water Frontage: | | Sold Price: |
| Water Access: | | Sold Date: |
| View: | Water Extras: | SP/SqFt: |
| Location: Oversized Lot | | |

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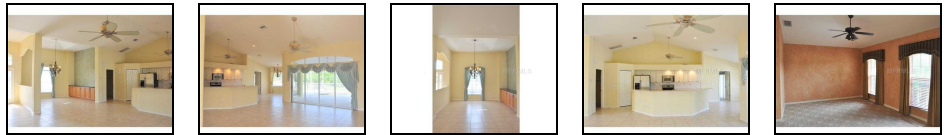
Provided by JENNIFER PESCE, with PARADISO REALTY, INC., 941-475-7545



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| County: Charlotte County | Zip Code: 33947-2834 | Status: ACT |
| | Unit #: | List Price: \$209,999.00 |
| Sub Name: ROTONDA WEST LONG MEADOW | | Low Price: |
| Bedrooms: 3 Baths: 2 / 1 Sq Ft H: 2451 | | Year Built: 2006 |
| Pool: Private Garage/Carport: 2 Car Garage Attached | | Special Sale: REO/Bank Owned |
| Property: Single Family Home | | ADOM: 8 |
| Total Acreage: 1/4 Acre to 21779 Sq. Ft. | | CDOM: 8 |
| Pets Y/N: Y # of Pets: | | Sold Price: |
| Water Frontage | | Sold Date: |
| Water Access: | View: | SP/SqFt: |
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