



D5779273

2594 ABBEVILLE RD, NORTH PORT

County: Sarasota County Zip Code: 34288-6577 Unit #: Status: Active
 Sub. Name: PORT CHARLOTTE List Price: \$ 69,900
 Beds: 3 Baths: 2 SqFt Heated: 1,726 Sold Price:
 Private Pool: N, Year Built: 2004
 Property: One Story, Single Family Home Special Sale: REO/Bank Owned
 Total Acreage: Up to 10889 Sq. Ft Total SqFt: 2478 Pets Y/N: Y ADOM: 14
 Construction Status: Proj. Comp. Date: CDOM: 14
 Location: In County, Street Paved

Calendar Days 1-7: No offers will be considered for the first 7 calendar days a home is listed. The date the property is listed is counted as day 1. **Seller will not entertain any offers until the 8th listing day at which time ONLY offers from NSP Buyer buyers, Municipalities, Non-profit organizations and Owner-occupants. Calendar Days 13+: We will consider offers from all buyers. On the 13th listing day Offers from all Buyers will be reviewed. ***WOW! Great price & floorplan, spacious entry, master suite, living room,kitchen,dining room all flow together and allow you to enjoy your natural view of the backyard...good size rooms, garage converted to great room with large closets and tall ceilings, additional storage room as well...alot of good & usable space, nice looking and ready for a new family. Sold as is, seller does not provide survey, room sizes estimated, proof of funds w/all offers or preapproval w/in thelast 30 days, don't miss this one!

Land, Site and Tax Information

SE/TP/RG: 29-39-22 Subdivision #: 1588 Section #: Block/Parcel: Lot#: Front Exposure: South
 Tax ID: 1138 17 6415 Alt.Key/Folio#: Additional Parcel: Mill Rate: 15.7661 Lot #
 Taxes: \$1,391.00 Tax Year: 2009 Homestead: Other Exemptions: CDD: Annual CDD Fee:
 Legal Description: LOT 15 BLK 1764 34TH ADD TO PORT CHARLOTTE
 Ownership: Fee Simple Complex/Community Name: Book/Page: 0015/0018 Floor #:
 Manufactured / Mobile Style: MH Make: Zoning: RSF2 Future Land Use:0100 Zoning Comp.:
 Lot Dimensions: Lot Size(Acres): 0.23 Lot Size(SqFt): 10,105 Min Lease: Lease # Per Year:
 Water Frontage: Water Access: Water Name:
 Water View: Water Extras: Waterfront Feet:

Interior Information

Living Room: 24X14 Master Br.: 15X15 5th Bedroom: Great Room: 20X14 Study / Den:
 Family Room: 2nd Bedroom: 13X11 Studio: Air Conditioning:Central
 Kitchen: 10X07 3rd Bedroom: 11X11 Dinette: Heat & Fuel: Central,Fuel - Electric
 Dining Room: 11X09 4th Bedroom: Bonus Room: 08X07 Floor Covering: Ceramic Tile
 Fireplace: N - Balcony/Porch 10X08 Security System:
 Utilities Data: Electric, Septic, Well
 Interior Layout: Great Room,Kitchen/Family Room Combo,Mstr Bedroom Downstairs,Living/Dining Room Combo,Open Plan,Split Bedroom, Volume Ceilings
 Interior Features: Cath/Vaul Ceil,Unfurnished,Wshr/Dryr Hkup
 Master Bath: Tub with Separate Shower Stall
 Appliances Incl:
 Kitchen: Breakfast Bar Additional Rooms: Foyer

Exterior Information

Ext. Construction: Stucco,Wood Frame Style: Pool:
 Exterior Features: Patio/Porch Open
 Garage/Carport: 2 Car Garage Garage Conversion Parking Pad Open Parking Guest Parking Dimensions: Roof: Shingle

Community Information

Community Features:

Maintenance Includes:

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

Realtor Info

For more information on this or any other properties

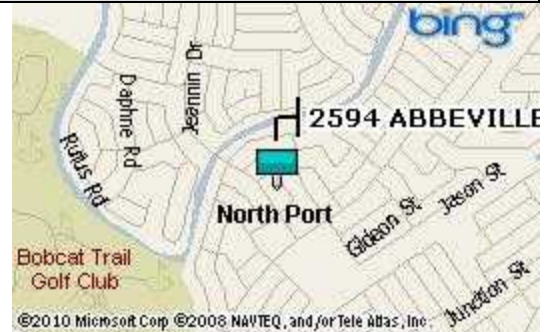
please contact:

JENNIFER PESCE

PARADISO REALTY, INC.

Direct: 941-475-7545

Office: 941-475-7545



Directions: TOLEDO BLADE TO PRICE, E ON PRICE, RIGHT ON JEANNIN THEN LEFT ON ABBEVILLE

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WWW.PARADISOREALTY.COM



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NORTH PORT, FL 34288-6577
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Subdivision: PORT CHARLOTTE
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Garage/Carport: 2 Car Garage Pool: N
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