



D5779462 **4514 FLINT DR, NORTH PORT**

County: Sarasota County Zip Code: 34286-6604 Unit #: Status: Active
 Sub. Name: PORT CHARLOTTE 18 List Price: \$79,500
 Beds: 3 Baths: 2/0 SqFt Heated: 1,558 Low Price:
 Private Pool: N Year Built: 2006
 Property: Single Family Home Special Sale: REO/Bank Owned
 Total Acreage: Up to 10889 Sq. Ft. Total SqFt: 2094 Pets Y/N: ADOM:
 Construction Status: Proj. Comp. Date: CDOM: 1
 Location: Street Paved, In County

EXCELLENT FUNCTIONAL FLOOR PLAN! Enter into the LR/DR...flow into the kitchen & great room...good size rooms...concrete slab outside sliding rear door...nice back yard...close to amenities, sold "as is", room sizes estimated,seller does not provide survey 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 Buyers, Municipalities, Non-Profit Organization & Owner-Occupant will be reviewed. Calendar Days 8-12: We will consider offers on the property ONLY from NSP 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. Preapprovals/proof of funds w/all offers, pof w/dated w/in the last 30 days, great opportunity to own a home that...if you need...can be used as a 4 bedroom floor plan...ceramic tile, vaulted ceilings...start planning for your move into your new home and fulfill your Florida dream today!

Land, Site and Tax Information

SE/TP/RG: 10-39-21 Subdivision #: 1562 Section #: Block/Parcel: Front Exposure:
 Tax ID: 0965 05 3111 Alt.Key/Folio#: Additional Parcel: N Mill Rate: 15.7661 Lot #:
 Taxes: \$1,327.00 Tax Year: 2009 Homestead: N Other Exemptions: CDD: N Annual CDD Fee:
 Legal Description: LOT 11 BLK 531 18TH ADD TO PORT CHARLOTTE
 Ownership: Fee Simple Complex/Community Name: Book/Page: 0014/0006 Floor #:
 Manufactured / Mobile Style: MH Make: Zoning: RSF2 Future Land Use: 0100 Zoning Comp.:
 Lot Dimensions: Lot Size(Acres): 0.23 Lot Size(SqFt): 10,001 Min Lease: Lease # Per Year:
 Water Frontage: Water Access: Water Name:
 Water View: Water Extras: Waterfront Feet:

Interior Information

Living Room: 11X10 Master Br.: 14X12 5th Bedroom: Great Room: 13X12 Study / Den:
 Family Room: 2nd Bedroom: 11X10 Studio: Air Conditioning: Central
 Kitchen: 11X09 3rd Bedroom: 10X08 Dinette: Heat & Fuel: Central
 Dining Room: 11X10 4th Bedroom: Bonus Room: 06X04 Floor Covering: Ceramic Tile
 Fireplace: N - Balcony/Porch Sq Ft Source: Public records Security System:
 Utilities Data: Electric
 Interior Layout: Formal Dining Room Separate, Formal Living Room Separate, Great Room, Mstr Bedroom Downstairs, Open Plan, Split Bedroom, Volume Ceilings
 Interior Features: Cath/Vaul Ceil, Unfurnished, Wshr/Dryr Hkup
 Master Bath: Tub with Separate Shower Stall, Dual Sinks
 Appliances Incl: Other
 Kitchen: Breakfast Bar, Pantry Additional Rooms: Inside Utility

Exterior Information

Ext. Construction: Stucco Style: Pool:
 Exterior Features: 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: HOA Fee: HOA Payment Schedule: Mo. Maint. \$(addition to HOA):
 Elementary School: Middle School: High School:

Realtor Info

List Agent: JENNIFER PESCE Agent ID: 360500794 Agent Direct: 941-475-7545
 Sales Team: E-mail: jennifer@hulaparadiso.com Agent 2 Phone:
 Office: PARADISO REALTY, INC. Office ID: 256030002 Agent Fax: 941-475-7545
 List Date: 07/26/2010 Original Price: \$79,500 LP/SqFt: \$51.03 Agent Pager/Cell:
 Contract: Previous Price: SP/SqFt: Office Phone: 941-475-7545
 Exp. Clsg Date: Price Change: LP/SP Ratio: Office Fax: 941-475-7545
 Sold Date: Sold Price: Owner: OWNER OF RECORD Owner Phone:
 Off-Market: Days to Contract: Listing Type: Exclusive Agency Spec Listing Type : Not Applicable
 Withdrawn: Days to Closed: Expiration Date: 10/26/10 Call Center #:
 Sold by: Office:
 Management Comp Info: Financing Avail: Cash, Conventional, FHA, VA
 Buyer Agent: 2.5% Non-Rep: 2.5% Trans Broker: 2.5% Terms: Seller Credit:
 Realtor Info: Sold As-Is
 Confidential Info: Vacant
 Showing Instructions: Use Show Btn
 Driving Directions: SUMTER LA FRANCE, EAST TO CRITTENDON, NORTH TO FLINT, EAST TO PROPERTY

Realtor Only Remarks: "Seller REQUIRES Buyer obtain a free prequalification letter from Wells Fargo Home Mortgage, an entity which is a joint venture with Wells Fargo Home Mortgage, or the Neighborhood Assistance Corporation of America (NACA). Free pre-qualification can be obtained online at: <http://www.wfhm.com>, BUYER CAN CHOOSE THEIR OWN LENDER FOR THE PURCHASE, please email all offers, **SPECIFY IF FIRST TIME HOME BUYER AND IF OWNER OCC



ML# D5779462 \$79,500

4514 FLINT DR

NORTH PORT, FL 34286-6604

3 Bedrooms, 2 full baths and 0 half baths

Subdivision: PORT CHARLOTTE 18

Sq Ft Heated: 1,558 Built: 2006

Total Acreage: Up to 10889 Sq. Ft.

Garage/Carport: 2 Car Garage Pool: N

Water Frontage:

Water Access:



JENNIFER PESCE

PARADISO REALTY, INC.

Direct: 941-475-7545

Office: 941-475-7545

