

Provided by JENNIFER PESCE PARADISO REALTY, INC. 941-475-7545(Office)



MLS#: D5779610 County: CH Status: ACT  
 List Price: \$124,900 Low Price: Office Primary: D  
 Address: 12204 MALTZ AVE, PORT CHARLOTTE FL 33981 Listing Status: ACT  
 Ownership: Fee Simple Year Built: 1988  
 Property Style: Triplex  
 Architectural Style:  
 Subdivision Name: PORT CHARLOTTI Zoning:  
 Pool Y/N: N Pool: Special Sale Prov: None  
 Public Remarks: Corner investment property! Updated kitchen, A/C, baths... and tenants in place. Great floor plan, oversized lot and parking pad, close to amenities. Proof of fund/preapproval with all offers.

Land And Site Information

Section/Township/Range: 06-41-21 Subdivision: PCH Block/Parcel: 5069 Lot#: 16 Additional Parcel: N  
 Legal Description: PORT CHARLOTTE SEC95 BLK5069 LT 16 718/1157 958/1485 984/282 1676/1002 225  
 Alt.Key/Folio#:  
 Subdivision Name: PORT CHARLOTTE S Zoning: Future Land Use: 0801  
 Complex/Community Name:  
 Total Acreage: 1/4 Acre to 1/2 Lot Size(Acres): 0.3125 Lot Size(SqFt): 13612  
 Lot Dimensions: 13612 Location: Corner Lot, In County, Street Paved  
 Front Exposure:  
 Utilities Data: Electric, County Water, Sewer  
 Water Frontage:  
 Water View: Water Access: Water Name:  
 Water Extras: Waterfront Feet:

Interior Information

Unit Type: Average Rent: Quantity: Security Deposit Total: 1,500  
 Efficiencies: 0 Security System:  
 1 Bed/1 Bath: SqFt Heated: 2212  
 2 Bed/1 Bath: 3 SqFt Source: Public records  
 2 Bed/2 Bath: Total Units: 3  
 3 Bed/1 Bath: Total Num Bldg: 1  
 3 Bed/2 Bath:

Additional Rooms:  
 Interior Layout:  
 Interior Features:  
 Kitchen:  
 Appliances Included:  
 Floor Covering: Ceramic Tile  
 Heat & Fuel: Central, Fuel - Electric  
 Air Conditioning: Central

Exterior Information

Exterior Features: Other  
 Garage/Carport: Drive Space, Guest Parking, Open Parking, Oversized, Parking Pad  
 Roof: Shingle Pool:

Community Information

Building Name/Number: HOA / Comm Assn: None Assoc. Fee: Paid:  
 Community Features: Housing for Older Persons:  
 Elementary School: Middle or Junior School: High School:  
 Pets Allowed Y/N: # of Pets: Max Pet Weight: Pet Restrictions:

Mortgage, Financing & Tax Information

Total Monthly Rent: Total Monthly Expenses: CDD: N  
 Annual Gross Income: Annual Expenses: Annual Net Income: 18000.0  
 Taxes: 3,517 Tax Year: 2009  
 Financing Available: Cash, Conventional  
 Lease Terms:

Driving Directions: 776 to David, N to Maltz, W to property, corner of McAllen and Maltz  
 Additional Remarks: