



D5778895

7280 SABLON RD, NORTH PORT

County: Sarasota County Zip Code: 34291-5300 Unit #: Status: Active
 Sub. Name: PORT CHARLOTTE 26 List Price: \$ 64,900
 Beds: 3 Baths: 2 SqFt Heated: 1,575 Sold Price:
 Private Pool: N, Year Built: 2003
 Property: One Story, Single Family Home Special Sale: REO/Bank Owned
 Total Acreage: Up to 10889 Sq. Ft. Total SqFt: 2169 Pets Y/N: Y ADOM: 12
 Construction Status: Proj. Comp. Date: CDOM: 39
 Location: In County, Street Paved

Excellent opportunity to customize! Open floor plan, vaulted ceilings, needs carpeting in LR, paint, kitchen cabinets, appliances, fixtures, GFA/CA, garage has been converted to storage, so much potential, nice yard and sold as is, proof of funds/preappr w/all offers please note timing for response on offers*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.

Land, Site and Tax Information

SE/TP/RG: 18-39-21 Subdivision #: 1573 Section #: Block/Parcel: Lot#: Front Exposure:
 Tax ID: 0971 12 7703 Alt.Key/Folio#: Additional Parcel: Mill Rate: 15.7661 Lot #
 Taxes: \$1,371.00 Tax Year: 2009 Homestead: Other Exemptions: CDD: Annual CDD Fee:
 Legal Description: LOT 3 BLK 1277 26TH ADD TO PORT CHARLOTTE
 Ownership: Fee Simple Complex/Community Name: Book/Page: 0015/0003 Floor #:
 MH Make: Zoning:RSF2 Future Land Use:0100 Zoning Comp.: Min Lease: Lease # Per Year:
 Lot Dimensions: Lot Size(Acres): 0.23 Lot Size(SqFt): 10,001
 Water Frontage: Water Access: Water Name:
 Water View: Water Extras: Waterfront Feet:

Interior Information

Living Room: 18X12 Master Br.: 14x13 5th Bedroom: Great Room: Study / Den:
 Family Room: 2nd Bedroom: 12X11 Studio: Air Conditioning:
 Kitchen: 12X09 3rd Bedroom: 12X11 Dinette: 10X08 Heat & Fuel:
 Dining Room: 12X12 4th Bedroom: Bonus Room: Floor Covering: Ceramic Tile, Carpet
 Fireplace: N - Balcony/Porch 16X10 Security System:
 Utilities Data: Well, Septic, Electric
 Interior Layout: Eating Space in Kitchen, Open Plan, Split Bedroom, Volume Ceilings, Mstr Bedroom Downstairs
 Interior Features: Cath/Vaul Ceil, Wshr/Dryr Hkup, Unfurnished
 Master Bath: Shower No Tub
 Appliances Incl:
 Kitchen: Breakfast Bar Additional Rooms: Inside Utility

Exterior Information

Ext. Construction: Block, Stucco Style: Pool:
 Exterior Features: Patio/Porch Screened, Sliding Doors
 Garage/Carport: 2 Car Garage Garage Conversion 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: Glenallen Elementary Middle or Junior: High: North Port 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: Biscayne north to Ponce De Leon, east to Meroni, north on Meroni, east on Sablon

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NORTH PORT, FL 34291-5300
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