



Prepared For Your Consideration By
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~ Tampa Bay Area Specialist ~



MLS#: T2352228

Virtual Tour: http://www.MyVisualTours.com/1126_Timber_Trace.wmv

1126 TIMBER TRACE DR WESLEY CHAPEL FL 33543

Days On Market: 13		General Property Information			01/26/09 Exclusive Right to Sell	
Area: 176	Grid: 322620	County: PO	Status: SLD	List Price: \$149,900.00	Source: Public records	
Property Type: Single Family Home, Two Story		Square Feet: 1890		Unit #:		
Bedrooms: 4	Full Baths: 2	Half Baths: 1	Garage: 2 Car Garage	Lot Size:		
Pool: N,	Waterfront: Y, Pond,					
Land & Site Information						
Legal: MEADOW POINTE PARCEL 7 UNIT 2 PB 31 PGS 76-80 LOT 43 BLOCK 2 OR 7698 PG 1254			Total Acres: Up to 10889 Sq. Ft.			
Subdivision: 0020 MEADOW POINTE PARCEL 7 UNIT 2			Zoning: OPUD	Lot & Block: 0430 00200		
Sec/Twn/Rng: 32/26/20	Location: Conservation		Utilities: Cable Available County Water			
Construction Information Exterior						
Year Built: 1995	Construction: Block Stucco		Roof: Shingle			
Features: Patio/Porch Open			Architectural Style:			
Interior Features						
Living/Great Rm: 15X19	Family Rm:		Dining Rm: 10X10	Kitchen: 09X13	Dinette:	
Master Suite: 12X15	Bed Rm.2: 10X12		Bed Rm.3: 10X13	Bed Rm.4: 10X10	Bed Rm.5:	
Master Bath: Dual Sinks Garden Bath Tub with Separate Shower Stall			Bonus Rm:			
Note: All Room Sizes are Approximate to the nearest plus or minus 1 foot.						
Appliances: Dishwasher Disposal Microwave Oven Range Hot Water Electric						
Kitchen Features: Breakfast Bar Closet Pantry						
Interior - Eating Space in Kitchen Great Room Mstr Bedroom Downstairs Open Plan						
Layout: Split Bedroom Volume Ceilings						
Interior Features: Attic Blinds/Sh Cath/Vaul Ceil Ceiling Fan(s) Smoke Alarm(s) Walk In Closet Wshr/Dryr Hkup						
Flooring: Carpet Ceramic Tile Laminate						
Air Conditioning - Cooling: Central		Air Conditioning - Heating:			Central Fuel - Electric	
Taxes, Deed Information & Other Fees						
Taxes: \$3,573.00	Tax Year: 2007	Tax ID: 32 26 20 0020 00200 0430		Millage Rate: 14.423	Homestead Y/N:	
CDD Y/N: Y		Annual CDD Fee: \$998.00		Assoc Fee Required: N	HOA Annual Fee: HOA Payment Schedule	
Ownership: Fee Simple					Special Tax Dist.Y/N:	
Community - Features:						

Directions

SR54W to Bruce B. Downs- East on County Line Rd- right on Timber Trace to property address.

Remarks

Bank Owned Home Sold In AS-IS Conditon. GREAT LOCATION in New Tampa/Wesley Chapel near new Wiregrass Shopping Center. 4 bedrooms, 2.5 baths with the master bedroom on the ground floor. Gorgeous Great room features 2-story ceiling height & fireplace. Den or office, eat-in kitchen, interior laundry room & attached 2 car garage. Private backyard backs up on conservation & small pond. Minor fix up will make this your perfect private retreat.

Additional Info: Bank-owned Sold As-Is Vacant

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ML# T2352228 \$149,900.00
1126 TIMBER TRACE DR
WESLEY CHAPEL, FL 33543-6502
4 Bedrooms, 2 full baths and 1 half baths

Subdivision: MEADOW POINTE PARCEL 7 UNIT 2
Sq Ft Heated: 1,890 Built: 1995
Total Acreage: Up to 10889 Sq. Ft.
Garage/Carport: 2 Car Garage Pool: N
Water: Y, Pond



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