



**Prepared For Your Consideration By**  
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~ Tampa Bay Area Specialist ~



**MLS#: T2360336**

**Virtual Tour:** [http://www.MyVisualTours.com/13515\\_Blue\\_Sunfish.wmv](http://www.MyVisualTours.com/13515_Blue_Sunfish.wmv)

**13515 BLUE SUNFISH CT RIVERVIEW FL 33569**

<b>Days On Market: 83</b>		<b>General Property Information</b>		<b>03/19/09 Exclusive Right to Sell</b>	
<b>Area:</b> 275	<b>Grid:</b> EF23	<b>County:</b> HB	<b>Status:</b> ACT	<b>List Price:</b> \$119,900.00	
<b>Property Type:</b> Single Family Home, One Story			<b>Square Feet:</b> 1716	<b>Source:</b> Public records	
<b>Bedrooms:</b> 3	<b>Full Baths:</b> 2	<b>Half Baths:</b>	<b>Garage:</b> 2 Car Garage	<b>Unit #:</b>	
<b>Pool:</b> N,		<b>Waterfront:</b> N,		<b>Lot Size:</b> 50 x110	
<b>Land &amp; Site Information</b>					
<b>Legal:</b> BOYETTE CREEK PHASE 1 LOT 2 BLOCK H			<b>Total Acres:</b> Up to 10889 Sq. Ft.		
<b>Subdivision:</b> 63Y BOYETTE CREEK PHASE 1			<b>Zoning:</b> PD	<b>Lot &amp; Block:</b> 000020 H00000	
<b>Sec/Twn/Rng:</b> 25/30/20	<b>Location:</b> In County		<b>Utilities:</b> Cable Available County Water		
<b>Construction Information Exterior</b>					
<b>Year Built:</b> 2003	<b>Construction:</b> Block Stucco			<b>Roof:</b> Shingle	
<b>Features:</b> Fenced Patio/Porch Open Trees/Landscaped		<b>Architectural Style:</b> Contemporary			
<b>Interior Features</b>					
<b>Living/Great Rm:</b> 17x17	<b>Family Rm:</b>	<b>Dining Rm:</b> 08x13	<b>Kitchen:</b> 11x11	<b>Dinette:</b>	
<b>Master Suite:</b> 17x17	<b>Bed Rm.2:</b> 11x11	<b>Bed Rm.3:</b> 11x13	<b>Bed Rm.4:</b>	<b>Bed Rm.5:</b>	
<b>Master Bath:</b> Garden Bath Tub with Separate Shower Stall		<b>Bonus Rm:</b>			
<b>Note: All Room Sizes are Approximate to the nearest plus or minus 1 foot.</b>					

**Appliances:**

**Kitchen Features:** Closet Pantry Island

**Interior -** Breakfast Room Separate Eating Space in Kitchen Living Room/Great Room Volume Ceilings  
**Layout:**

**Interior Features:** Attic Ceiling Fan(s) Smoke Alarm(s) Walk In Closet Wshr/Dryr Hkup

**Flooring:** Carpet Ceramic Tile

**Air Conditioning - Cooling:** Central

**Air Conditioning - Heating:**

Central Fuel - Electric

**Taxes, Deed Information & Other Fees**

**Taxes:** \$2,523.00    **Tax Year:** 2008    **Tax ID:** U 25 30 20 63Y H00000 000020    **Millage Rate:** 20.306    **Homestead Y/N:** N  
**CDD Y/N:** N    **Annual CDD Fee:**    **Assoc Fee Required:** Y    **HOA Annual Fee:** 140.000    HOA Payment Schedule: Quarterly  
**Ownership:** Fee Simple    **Special Tax Dist. Y/N:**

**Community -** Deed Restr HOA Required

**Features:**

**Directions**

South on I-75, Take Exit 250 towards Riverview, Left on Gibsonton Drive (Gibsonton Drive becomes Boyette Road), Turn Right to stay on B

**Remarks**

Fannie Mae Owned Home Sold In AS-IS Condition. Upgrades Galore! This lovely home features a Great Room plan with Large rooms, including a Gourmet Kitchen with Corian Countertops, Island and Lots of Cabinets! Spacious Master Suite W/Large Walk-In Closets, Garden Bath & a Separate Shower Stall. Bedrooms 2 & 3 are also spacious. Like new Carpet in the Living area has also been upgraded. REALTOR(r)... Use Request a Showing Button on MLS. Go direct and show property. Sold AS-IS, Special Addendums Required after offer accepted. This property is approved for HomePath Mortgage and HomePath Renovation Mortgage Financing. "Purchase this property for as little as 3% down! Please contact listing agent for more information."

**Additional Info:** Bank-owned Sold As-Is Asso Appr Not Req

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**ML# T2360336** **\$119,900.00**  
**13515 BLUE SUNFISH CT**  
**RIVERVIEW, FL 33569-2717**  
**3 Bedrooms, 2 full baths**

**Subdivision: BOYETTE CREEK PHASE 1**  
**Sq Ft Heated: 1,716** **Built: 2003**  
**Total Acreage: Up to 10889 Sq. Ft.**  
**Garage/Carport: 2 Car Garage** **Pool: N**  
**Water: N**



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