



Prepared For Your Consideration By
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~ Tampa Bay Area Specialist ~



MLS#: T2350320

Virtual Tour: http://www.MyVisualTours.com/1805_Hammocks.wmv

1805 HAMMOCKS AV # 1402 LUTZ FL 33549

Days On Market: 146		General Property Information			01/15/09 Exclusive Right to Sell	
Area: 190	Grid: W21	County: PO	Status: ACT	List Price: \$94,900.00		
Property Type: Condo, Ground Floor Unit			Square Feet: 1233	Source: Public records		
Bedrooms: 2	Full Baths: 2	Half Baths:	Garage: 1 Car Garage	Unit #: 1402		
Pool: N,	Waterfront: N, Lake,		Lot Size: Zero Lot Line			
Land & Site Information						
Legal: LAKES AT HERON COVE CONDOMINIUM - PHASE V CB 6 PGS 79-83 UNIT 1402 BLDG				Total Acres: Zero Lot Line		
Subdivision: 0260 LAKES AT HERON COVE			Zoning: MPUD	Lot & Block: 4020 01401		
Sec/Twn/Rng: 31/26/19	Location: Conservation		Utilities: Cable Available Electric			
Construction Information Exterior						
Year Built: 2005	Construction: Siding	Roof: Shingle				
Features: Patio/Porch Screened			Architectural Style:			
Interior Features						
Living/Great Rm: 18X15	Family Rm:		Dining Rm:	Kitchen: 15X10	Dinette:	
Master Suite: 15X15	Bed Rm.2:	Bed Rm.3:		Bed Rm.4:	Bed Rm.5:	
Master Bath: 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 Dryer Hot Water Electric Microwave Hood Range Washer						
Kitchen Features:						
Interior - Mstr Bedroom Downstairs Split Bedroom Layout:						
Interior Features: Blinds/Sh Ceiling Fan(s) Smoke Alarm(s) Wshr/Dryr Hkup						
Flooring: Ceramic Tile Carpet						
Air Conditioning - Cooling: Central		Air Conditioning - Heating:			Central Fuel - Electric	
Taxes, Deed Information & Other Fees						
Taxes: \$1,788.00	Tax Year: 2008	Tax ID: 31 26 19 0260 01401 4020		Millage Rate: 14.435	Homestead Y/N: N	
CDD Y/N: N	Annual CDD Fee: \$0.00	Assoc Fee Required: Y	HOA Annual Fee: 235.000	HOA Payment Schedule: Monthly		
Ownership: Condominium				Special Tax Dist.Y/N:		
Community - Comm Pool Gated Comm HOA Required Water Access						
Features:						

Directions

FROM US 41 & SR 54 GO EAST ON SR 54 TO HERON COVE ENTRANCE ON RIGHT TURN RIGHT ON HAMMOCKS AV TAKE GATE ON RIGH

Remarks

Bank Owned Home Sold In AS-IS Condition. Lake Community with Access. 2 Bedroom 2 Bath Condo on conservation area. Bottom floor unit. Community Pool and Jacuzzi. This property does not qualify for F.H.A. financing. REALTOR(r)... Use Request a Showing Button on MLS. Go direct and show property. Sold AS-IS, Special Addendums Required after offer accepted.

Additional Info: Bank-owned No Sign Sold As-Is

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ML# T2350320 \$94,900.00
1805 HAMMOCKS AV # 1402
LUTZ, FL 33549-4201
2 Bedrooms, 2 full baths

Subdivision: LAKES AT HERON COVE
Sq Ft Heated: 1,233 Built: 2005
Total Acreage: Zero Lot Line
Garage/Carport: 1 Car Garage Pool: N
Water: N, Lake (LAKE BIRD)



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