



Prepared For Your Consideration By
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~ Tampa Bay Area Specialist ~



MLS#: T2354604

Virtual Tour: http://www.MyVisualTour.com/25830_Frith.wmv

25830 FRITH ST LAND O LAKES FL 34639

Days On Market: 55		General Property Information			02/11/09 Exclusive Right to Sell	
Area: 192	Grid: 152619	County: PO	Status: SLD	List Price: \$216,900.00	Source: Public records	
Property Type: Single Family Home, Two Story		Square Feet: 2886		Unit #:		
Bedrooms: 4	Full Baths: 3	Half Baths: 1	Garage: 3+ Car Garage	Lot Size:		
Pool: Y, Gunite/Concrete		Waterfront: N,				
Land & Site Information						
Legal: GRAND OAKS PHASE 2 UNITS 1 & 2PB 40 PG 001 BLOCK 7 LOT 3 & PORTION OF TRACT			Total Acres: Up to 10889 Sq. Ft.			
Subdivision: 0040 GRAND OAKS PHASE 2 UNITS 1 & 2			Zoning: MPUD		Lot & Block: 0030 00700	
Sec/Twn/Rng: 15/26/19		Location: Conservation		Utilities: Cable Available County Water		
Construction Information Exterior						
Year Built: 2002		Construction: Block Stucco		Roof: Shingle		
Features: Fenced Mature Landscaping Patio/Porch Screened Slidin Architectural Style:						
Interior Features						
Living/Great Rm: 23X18		Family Rm: 26X15		Dining Rm:		Kitchen: 15X12
Master Suite: 19X14		Bed Rm.2: 14X12		Bed Rm.3: 12X12		Bed Rm.4: 12X11
Master Bath: Tub with Separate Shower Stall						Bed Rm.5: 10X10
						Bonus Rm:
Note: All Room Sizes are Approximate to the nearest plus or minus 1 foot.						
Appliances: Dishwasher Hot Water Electric Microwave Hood Range						
Kitchen Features: Breakfast Bar Desk Built In						
Interior - Kitchen/Family Room Combo Living/Dining Room Combo Layout:						
Interior Features: Ceiling Fan(s) Smoke Alarm(s)						
Flooring: Carpet Ceramic Tile						
Air Conditioning - Cooling: Central		Air Conditioning - Heating:		Central Fuel - Electric		
Taxes, Deed Information & Other Fees						
Taxes: \$4,333.00		Tax Year: 2008		Tax ID: 15 26 19 0040 00700 0030		Millage Rate: 14.435
CDD Y/N: N		Annual CDD Fee:		Assoc Fee Required: Y		HOA Annual Fee: 130.000
Ownership: Fee Simple						HOA Payment Schedule: Monthly
Community - Comm Pool Deed Restr HOA Required Rec Bldg Features:						Special Tax Dist.Y/N:

Directions

SR 56 & SR 54 North to Grand Oaks BLVD turn Left into Grand Oaks, then to round about to right on Frith ST House on left.

Remarks

Bank Owned Home Sold In AS-IS Condition. Beautiful 4-bedroom, 3.5-bath home on conservation with fenced rear yard, granite counter tops, wood cabinets, ceramic tile in all wet areas plus breakfast nook and family room. Home is in a beautiful subdivision with lots of amenities. 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 Sold As-Is Vacant

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\$216,900.00

25830 FRITH ST

LAND O LAKES, FL 34639-5658

4 Bedrooms, 3 full baths and 1 half baths

Subdivision: GRAND OAKS PHASE 2 UNITS 1 & 2

Sq Ft Heated: 2,886 Built: 2002

Total Acreage: Up to 10889 Sq. Ft.

Garage/Carport: 3+ Car Garage Pool: Y / Gunite/
Water: N



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