



Prepared For Your Consideration By
Tom Scaglione, e-PRO, REALTOR(r)
Future Home Realty, Inc., REALTORS(r)



Cell Ph: 813.310.8200

Tom@RealEstateTom.com

http://www.RealEstateTom.com

~ Tampa Bay Area Specialist ~



MLS#: T2354393

Virtual Tour: http://www.MyVisualTours.com/31013_Baclan.wmv

31013 BACLAN DR WESLEY CHAPEL FL 33545

Days On Market: 7		General Property Information			02/10/09 Exclusive Right to Sell	
Area: 177	Grid: 342520	County: PO	Status: SLD	List Price: \$142,500.00		
Property Type: Single Family Home, Two Story			Square Feet: 2364	Source: Public records		
Bedrooms: 4	Full Baths: 2	Half Baths: 1	Garage: 2 Car Garage	Unit #:		
Pool: N,	Waterfront: N, Pond,		Lot Size:			
Land & Site Information						
Legal: BRIDGEWATER PHASE 3 PB 49 PG 090 BLOCK 5 LOT 9 OR 7984 PG 339				Total Acres: Up to 10889 Sq. Ft.		
Subdivision: 0020 BRIDGEWATER PHASE 3			Zoning: MPUD	Lot & Block: 0090 00500		
Sec/Twn/Rng: 34/25/20	Location: Corner Lot		Utilities: Cable Available County Water			
Construction Information Exterior						
Year Built: 2005	Construction: Block Stucco		Roof: Shingle			
Features: Irrigation System Mature Landscaping Patio/Porch Open Architectural Style:						
Interior Features						
Living/Great Rm: 14X15	Family Rm: 16X18	Dining Rm: 10X11	Kitchen: 10X15	Dinette:		
Master Suite: 12X20	Bed Rm.2: 13X16	Bed Rm.3: 12X12	Bed Rm.4: 11X11	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 Disposal Hot Water Electric Range Range Hood						
Kitchen Features:						
Interior - Kitchen/Family Room Combo Living/Dining Room Combo Volume Ceilings Layout:						
Interior Features: Blinds/Sh Smoke Alarm(s) Walk In Closet						
Flooring: Ceramic Tile Carpet						
Air Conditioning - Cooling: Central		Air Conditioning - Heating: Central				
Taxes, Deed Information & Other Fees						
Taxes: \$3,872.00	Tax Year: 2008	Tax ID: 34 25 20 0020 00500 0090		Millage Rate: 14.435	Homestead Y/N: N	
CDD Y/N: N	Annual CDD Fee:	Assoc Fee Required: Y	HOA Annual Fee: 201.000	HOA Payment Schedule: Annual		
Ownership: Fee Simple				Special Tax Dist.Y/N:		
Community - Deed Restr Fees Req Features:						

Directions

SR 54 TO NORTH ON CURLEY TO LEFT BRIDGEGATE TO RIGHT ON BACLAN TO ADDRESS

Remarks

Bank Owned Home Sold In AS-IS Condition .This home has it all, upgrades include Granite Countertops, Stainless Steel Appliances, Maple Wood Cabinets, and sits on a beautiful lot in a beautiful subdivision. Ready to move into.

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

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31013 BACLAN DR
WESLEY CHAPEL, FL 33545-8271
4 Bedrooms, 2 full baths and 1 half baths

Subdivision: BRIDGEWATER PHASE 3
Sq Ft Heated: 2,364 Built: 2005
Total Acreage: Up to 10889 Sq. Ft.
Garage/Carport: 2 Car Garage Pool: N
Water: N, Pond



TOM SCAGLIONE LLC
FUTURE HOME REALTY, INC.

Direct: 813-310-8200
Office: 813-855-4982

