



Prepared For You BY:  
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 ~ Tampa Bay Area Specialist ~



**MLS#: T2468841** Virtual Tour: [http://MyVisualTours.com/7416\\_Isle\\_DR.wmv](http://MyVisualTours.com/7416_Isle_DR.wmv)

**7416 ISLE DR PORT RICHEY FL 34668**

<b>Days On Market:</b>		<b>General Property Information</b>		<b>04/30/11 Exclusive Right to Sell</b>	
<b>Special Sale Provision:</b> Short Sale		<b>County:</b> PO	<b>Status:</b> ACT	<b>List Price:</b> \$45,900.00	
<b>Property Type:</b> Single Family Home, One Story		<b>Square Feet:</b> 1244		<b>Source:</b> Public records	
<b>Bedrooms:</b> 2	<b>Full Baths:</b> 2	<b>Half Baths:</b> 0	<b>Garage:</b> 2 Car Garage	<b>Unit #:</b>	
<b>Pool:</b> N,	<b>Waterfront:</b>			<b>Lot Size:</b> 60x90	
<b>Land &amp; Site Information</b>					
<b>Legal:</b> EMBASSY HILLS UNIT 24 PB 17 PGS 55 & 56 LOT 2671 OR 7015 PG 826			<b>Total Acres:</b> Up to 10889 Sq. Ft.		
<b>Subdivision:</b> 1110 EMBASSY HILLS UNIT 24			<b>Zoning:</b> 00R4	<b>Lot &amp; Block:</b> 6710 2	
<b>Sec/Twn/Rng:</b> 27/25/16	<b>Location:</b> In County		<b>Utilities:</b> BB/HS Internet Avail Electric		
<b>Construction Information Exterior</b>					
<b>Year Built:</b> 1987	<b>Construction:</b> Block Stucco		<b>Roof:</b> Shingle		
<b>Features:</b> Irrigation System Mature Landscaping Oak Trees Patio/Pi <b>Architectural Style:</b>					
<b>Interior Features</b>					
<b>Living/Great Rm:</b> 14x14	<b>Family Rm:</b>		<b>Dining Rm:</b> 14x12	<b>Kitchen:</b> 14x12	<b>Dinette:</b>
<b>Master Suite:</b> 14x11	<b>Bed Rm.2:</b> 13x10		<b>Bed Rm.3:</b>	<b>Bed Rm.4:</b>	<b>Bed Rm.5:</b>
<b>Master Bath:</b> Shower No Tub	<b>Bonus Rm:</b>				
<b>Note: All Room Sizes are Approximate to the nearest plus or minus 1 foot.</b>					
<b>Appliances:</b> Dishwasher Disposal Hot Water Electric Range Oven Range Hood Refrigerator Water Softener Owned					
<b>Kitchen Features:</b> Breakfast Bar					
<b>Interior - Eating Space in Kitchen Living/Dining Room Combo Layout:</b>					
<b>Interior Features:</b> Attic Blinds/Sh Cath/Vaul Ceil Ceiling Fan(s) Smoke Alarm(s) Walk In Closet					
<b>Flooring:</b> Ceramic Tile Carpet					
<b>Air Conditioning - Cooling:</b> Central		<b>Air Conditioning - Heating:</b>		<b>Central Fuel - Electric</b>	
<b>Taxes, Deed Infomation &amp; Other Fees</b>					
<b>Taxes:</b> \$593.00	<b>Tax Year:</b> 2010	<b>Tax ID:</b> 27 25 16 1110 00002 6710		<b>Millage Rate:</b> 16.32	<b>Homestead Y/N:</b> Y
<b>CDD Y/N:</b> N	<b>Annual CDD Fee:</b>	<b>Assoc Fee Required:</b>		<b>HOA Fee:</b> HOA Payment Schedule	
<b>Ownership:</b> Fee Simple				<b>Special Tax Dist.Y/N:</b>	
<b>Community - Features:</b>					

**Directions**

Ridge Road & Regency Park Blvd. Go North to Isle DR. Go East to House on Right

**Remarks**

This home is in immaculate condition and shows owner's pride. Split bedroom plan with Living/Dining combination, has eating space in Kitchen, two baths, a covered rear patio and a garage with automotive tiled floor. Large oak trees, one in front yard and one in large rear yard with room for a pool. This home had a sinkhole in the rear yard and has been repaired have all engineering reports by Rimkus Consulting Group Inc. one of Florida's premier engineering companies. Realtors see attachments in MLS to provide to your buyers.

**Additional Info:** Sold As-Is Survey Available

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ML# T2468841

\$45,900

7416 ISLE DR

PORT RICHEY, FL 34668-5729

2 Bedrooms, 2 full baths and 0 half baths

Subdivision: EMBASSY HILLS UNIT 24

Sq Ft Heated: 1,244 Built: 1987

Total Acreage: Up to 10889 Sq. Ft.

Garage/Carport: 2 Car Garage Pool: N

Water Frontage:

Water Access:



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