



Prepared For You BY:
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~ Tampa Bay Area Specialist ~



MLS#: T2418697 **Virtual Tour:**

821 PATRICIA AVE # 302 DUNEDIN FL 34698

Days On Market: 336	General Property Information		05/01/10 Exclusive Right to Sell
Special Sale Provision: None	County: PN	Status: ACT	List Price: \$51,900.00
Property Type: Condo, 3rd Floor+above Multi-Story	Square Feet: 1010		Source: Public records
Bedrooms: 2	Full Baths: 1	Half Baths:	Unit #: 302
Pool: N,	Waterfront: Y, Pond,	Garage: 1 Car Carport	Lot Size:

Land & Site Information			
Legal: HEATHER LAKE APTS NO. 2 CONDO BLDG D, APT 302	Total Acres: Zero Lot Line		
Subdivision: 38017 HEATHER LAKE APTS 2 CONDO	Zoning: Condo	Lot & Block: 3020 004	
Sec/Twn/Rng: 26/28/15	Location: Close to Bus	Utilities: Cable Connected Electric	

Construction Information Exterior			
Year Built: 1973	Construction: Block	Roof: Other	
Features: Balcony/Sun Deck	Architectural Style:		

Interior Features					
Living/Great Rm: 21x13	Family Rm:	Dining Rm:	Kitchen: 09x09	Dinette:	
Master Suite: 13x11	Bed Rm.2: 11x10	Bed Rm.3:	Bed Rm.4:	Bed Rm.5:	
Master Bath:	Bonus Rm:				

Note: All Room Sizes are Approximate to the nearest plus or minus 1 foot.

Appliances: Range Refrigerator
Kitchen Features:
Interior - Living/Dining Room Combo Layout:
Interior Features:
Flooring: Ceramic Tile
Air Conditioning - Cooling: Central **Air Conditioning - Heating:** Central Fuel - Electric

Taxes, Deed Information & Other Fees					
Taxes: \$483.00	Tax Year: 2010	Tax ID: 26 28 15 38017 004 3020	Millage Rate: 19.432	Homestead Y/N: Y	
CDD Y/N: N	Annual CDD Fee:	Assoc Fee Required: N	HOA Fee: 249.000	HOA Payment Schedule: Monthly	
Ownership: Land Lease	Special Tax Dist. Y/N:				
Community - Comm Pool Laundry Facil Shuffleboard Features:					

Directions
On the NE corner of Virginia & Patricia just S of SR 580.

Remarks
 Come and see this top floor unit that has a great view of the pond and the mature trees as well. Can be sold furnished. Owner must own 1 year before renting it out. Clubhouse and community pool at your command. This unit is just steps away from the Elevator and the Stairway. No upstairs neighbors. Unit includes one assigned covered parking space and there is ample guest parking available as well. This is a great complex minutes away from the trail and the beach. DO NOT GIVE LOCK BOX CODE OUT TO CUSTOMER. AGENT MUST BE PRESENT TO SHOW PER MLS RULES. Unit is owner occupied.



ML# T2418697 \$51,900

821 PATRICIA AVE # 302
DUNEDIN, FL 34698-6018
2 Bedrooms, 1 full baths

Subdivision: HEATHER LAKE APTS 2 CONDO
Sq Ft Heated: 1,010 Built: 1973
Total Acreage: Zero Lot Line
Garage/Carport: 1 Car Carport Pool: N
Water Frontage:
Water Access:



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