

T3138891 12650 ADVENTURE DR, RIVERVIEW, FL 33579**County:** Hillsborough**Subdiv:** PANTHER TRACE PH 1B 1C**Beds:** 4**Baths:** 2/0**Pool:** Community**Property Style:** Single Family Residence**Lot Features:** Oversized Lot, Sidewalks, Street Paved**Total Acreage:** Up to 10,889 Sq. Ft.**Minimum Lease Period:** 1-2 Years**Garage:** Yes **Attch:** Yes **Spcs:** 2**Garage/Parking Features:** Driveway, Garage Door Opener**LP/SqFt:** \$127.73**New Construction:** No**Total Annual Fees:** 60.00**Average Monthly Fees:** 5.00**Flood Zone Code:** X**Status:** Sold**Backups Requested:** Yes**List Date:** 10/27/2018**List Price:** \$199,000**Year Built:** 2004**Special Sale:** None**ADOM:** 41**CDOM:** 41**Pets:** Yes**Max Times per Yr:****Carport:** No **Spcs:****Heated Area:** 1,558 SqFt / 145 SqM**Sold Date:** 01/28/2019**Sold Price:** \$199,000**SP / SqFt:** \$127.73

Upgraded Panther Trace 4/2/2 on an over-sized fan-shaped conservation lot - no back yard neighbor ~ New roof, newly painted inside & out, new carpets ~ Super close to Collins Elementary ~ Front Covered Patio onto large Living room, Dining room with back conservation view & bay windows, Kitchen with sliding door to large back yard (not in a flood zone), Oak cabinets, pantry, refrigerator, range, dishwasher & eating space in Kitchen; Large downstairs master bedroom, walk-in-closet & bathroom with shower; 3 upstairs bedrooms & bathroom with shower-in-tub ~ 2 Car attached garage with garage door opener ~ Community Pool, clubhouse, parks, walking trails, fishing ponds - Riverview is a conveniently located fast growing community with good schools, shops & restaurants.

Land, Site, and Tax Information**Legal Desc:** PANTHER TRACE PHASE 1B/1C LOT 29 BLOCK 19**SE/TP/RG:** 05-31-20**Subdivision #:****Tax ID:** [U-05-31-20-690-000019-00029.0](#)**Taxes:** \$4,144**Homestead:** No**Ownership:** Fee Simple**Flood Zone:** X**Floors in Unit/Home:** Two**Book/Page:** 96-23**Total # of Floors:****Land Lease Fee:****Lot Dimensions:****Zoning:** PD**Future Land Use:****Zoning Comp:****Tax Year:** 2017**CDD:** Yes **Annual CDD Fee:** 1,555**Complex/Comm Name:****Flood Zone Date:** 08/28/2008**Floor #:****Census Block:****Bldg Name/#:****Total Units:****Lot Size Acres:** 0.14**Block/Parcel:** 19**Front Exposure:****Lot #:** 29**Other Exemptions:****Mill Rate:****Flood Zone Panel:** 12057C0515H**Planned Unit Dev:****Census Tract:** 139.15**Lot Size:** 6,259 SqFt / 581 SqM**Interior Information****A/C:** Central Air**Heat/Fuel:** Electric**Utilities:** BB/HS Internet Available, Public, Street Lights**Sewer:** None**Water:** None**Fireplace:** No**Heated Area Source:** Public Records**Appliances Incl:** Dishwasher, Range, Refrigerator**Flooring Covering:** Carpet, Linoleum**Interior Feat:** Ceiling Fans(s), Master Bedroom Downstairs, Vaulted Ceiling(s)

Room Type	Level	Dimen	Flooring	Features
Living Room	First	14x16	Carpet	
Dining Room	First	11x13	Carpet	
Kitchen	First	10x12	Linoleum	
Master Bedroom	First	12x13	Carpet	
Bedroom 2	Second	11x12	Carpet	
Bedroom 3	Second	11x11	Carpet	
Bedroom 4	Second	11x11	Carpet	

Exterior Information**Ext Construction:** Block, Stucco, Wood Frame**Roof:** Shingle**Property Description:****Ext Features:** Sidewalk, Sliding Doors**Pool:** Community**Pool Features:****Patio And Porch Features:** Front Porch**Foundation:** Slab**Garage/Parking Features:** Driveway, Garage Door Opener**Garage Dim:** 22x22**Architectural Style:****Pool Dimensions:****Spa:****Community Information****Community Features:** Fishing, Park, Playground, Pool, Sidewalk, Tennis Courts**HOA / Comm Assn:** Yes**HOA Fee:** \$60**HOA Pmt Sched:** Annually**Mo Maint\$(add HOA):****Condo Fee:****Other Fee:****Housing for Older Per:** No**Max Pet Wt:****Pet Restrictions:** Non aggressive dogs**Elementary School:** Collins-HB**Middle School:** Barrington Middle**High School:** Riverview-HB**Association Approval Required:** No**Years of Ownership Prior to Leasing Required:** No**Lease Restrictions:** No**Realtor Information****List Agent:** [Smiley Papefus](#)**List Agent E-mail:** SmileyPapefus@gmail.com**Sales Team:****List Office:** SIGNATURE REALTY ASSOCIATES**Original Price:** \$209,000**List Date:** 10/27/2018**Previous Price:** \$205,000**Representation:****List Agent ID:** 261536700**List Agent Fax:** 813-643-5776**List Office Fax:** 813-643-5776**Price Change:** 12/22/2018**Listing Service Type:** Full Service**List Agent Direct:** 813-689-3115**List Agent Cell:** 813-765-6145**Call Center #:****List Office ID:** 673900**List Office Phone:** 813-689-3115**LP/SqFt:** \$127.73**Expiration Date:** 04/30/2019

Owner: DENNY & BEENA JACOB
Financing Avail:

Contract Status: Appraisal
Contract: 01/04/2019
Selling Agent: [Dwayne Cox](#)
Sold Date: 01/28/2019

Terms: VA
Sold Remarks:
Single Agent: 3%-\$330

Realtor Info:

Confidential Info:

Showing Instructions: Combination Lock Box, Use ShowingTime Button

Driving Directions: From 301 go East on Panther Trace - past clubhouse - Right onto Adventure (just before Collins Elementary on left)

Realtor Remarks: \$500 home warranty ~ Click on the show button ~ 24 Hours notice preferred - no clients without a realtor ~ Sellers disclosure ATTACHED ~ Use As-Is FAR/BAR (seller will do reasonable repairs) ~ 10 Day inspection period ~ Executive Title - 170 E Bloomingdale Ave, Brandon, FL 33511 - 813.681.8428 - Cheryl@executivetitlefl.com ~ Square footage from public records ~ Room sizes approximate ~ CDD fee already included in property taxes.

Owner Phone:
Association/Manager Name:
Association/Manager Phone:
Days to Cont: 69

Sell Office: [KELLER WILLIAMS SOUTH TAMPA](#)

Sold Price: \$199,000
Seller Credit: \$3,000

Non-Rep: 0%

Listing Type: Exclusive Right To Sell

Exp Clsg Date: 01/25/2019

Days to Closed: 93
SP/LP Ratio: 100

Trans Broker: 3%-\$330