

T2802214 11416 BRIDGE PINE DR, RIVERVIEW, FL 33569**County:** Hillsborough**Status:** Sold**Subdiv:** RIVERCREST PH 02**Backups Requested:** Yes**Beds:** 5**List Price:** \$170,500**Baths:** 3/0**Year Built:** 2006**Pool:** Community**Special Sale:** Short Sale**Style:** Single Family Home**ADOM:** 94**Location:** Conservation Area, In County, Sidewalk, Street Paved, Wooded View**CDOM:** 94**Total Acreage:** Up to 10,889 Sq. Ft.**Pets:** Yes**Minimum Lease Period:** No Minimum**Max Times per Yr:****Garage/Carpport:** 3 Car Garage, Attached, Door Opener**LP/SqFt:** \$64.51**SqFt Heated:** 2,643**Sold Date:** 05/25/2017**Total SqFt:** 3,584**Sold Price:** \$120,000**SP/SqFt:** \$45.40

SHORT SALE. BACK ON THE MARKET, BANK APPROVED PRICE.. 5 BEDROOM, 3 BATH HOME WITH DEFECTIVE DRYWALL

Land, Site, and Tax Information**SE/TP/RG:** 33-30-20**Zoning:** PD**Section #:** 33**Subdivision #:****Future Land Use:****Block/Parcel:** 28**Tax ID:** U-33-30-20-83M-000028-00007.0**Zoning Comp:** Yes**Front Exposure:****Taxes:** \$4,264.00**Tax Year:** 2016**Lot #:** 7**Homestead:** Yes **CDD:** Yes**Annual CDD Fee:** \$1,700**Other Exemptions:****Legal Desc:** RIVERCREST PHASE 2 PARCEL O AND R LOT 7 BLOCK 28**Complex/Comm Name:****Mill Rate:** 19.0930**Ownership:** Fee Simple**Floor #:****Flood Zone:** A**Book/Page:** 104-115**Lot Size Acres:** 0.15**Lot Size SqFt:** 6,600**Existing Lease or Tenant:** No**Waterfront Ft:** 0**Lot Dimensions:****Water Frontage:****Interior Information****A/C:** Central**Floor Covering:** Carpet, Ceramic Tile**Heat/Fuel:** Central, Fuel - Electric**Security Sys:****Fireplace:** No**SqFt Source:** Public Records**Utilities Data:** Cable Available, County Water, Electric, Fire Hydrant, Public Sewer, Public Utilities**Interior Layout:** Eating Space In Kitchen, Living Room/Dining Room Combo, Master Bedroom Downstairs, Split Bedroom, Volume Ceilings**Interior Feat:** Blinds/Shades, Cathedral/Vaulted Ceiling, Ceiling Fan(S), Inside Utility, Smoke Alarm(S), Solid Surface Counters, Walk In Closet, Washer/Dryer Hookup, Window Treatment**Master Bath:** Dual Sinks, Garden Bath, Tub with Separate Shower Stall**Appliances Incl:** Dishwasher, Disposal, Hot Water Electric, Microwave Hood, Oven, Range, Refrigerator**Kitchen Feat:** Breakfast Bar, Closet Pantry**Additional Rooms:** Bonus Room, Family Room, Inside Utility

Room	Dim	Level	Floor Covering	Room	Dim	Level	Floor Covering
Kitchen	11x20	1st	Ceramic Tile	Master Bedroom	13x15	1st	Carpet
Family Room	16x20	1st	Carpet	2nd Bedroom	10x12	2nd	Carpet
3rd Bedroom	9x10	2nd	Carpet	4th Bedroom	10x13	2nd	Carpet
Bonus Room	15x20	2nd	Carpet	Living Room	16x20	1st	Carpet

Exterior Information**Ext Construction:** Block, Stucco**Description:** Two Story**Roof:** Shingle**Garage Dim:****Ext Features:** Irrigation System, Mature Landscaping, Patio/Porch/Deck Screened, Trees/Landscaped**Pool Dim:****Pool:** In Ground**Community Information****HOA / Comm Assn:** Required**HOA Fee:** \$121.00**HOA Pmt Sched:** Annual**Mo Maint\$(add HOA):****Max Pet Wt:****Pet Restrictions:** Per HOA**Can Property be Leased:** Yes**Years of Ownership Prior to Leasing Required:** No**Association Approval Required:** No**Lease Restrictions:** No**Realtor Information****List Agent:** Cathy DesMarais**List Agent ID:** 261544583**List Agent Direct:** 813-690-0009**List Agent E-mail:** cathydesmarais@verizon.net**List Agent Fax:** 813-689-1639**List Agent Cell:** 813-690-0009**Office:** Exit Bayshore Realty**Office Fax:** 813-689-6172**Office ID:** 780227**Original Price:** \$100,000**Price Change:** 07/11/16**Office Phone:** 813-839-6869**List Date:** 02/14/2016**Owner Phone:****LP/SqFt:** \$64.51**Previous Price:** \$100,000**Management Contact Info:****Expiration Date:****Owner:** PATRICK J & TRISTA A SAMPSON**Days to Cont:** 399**Listing Type:** Exclusive Right to Sell**Financing Avail:** Cash**Office:** SIGNATURE REALTY ASSOCIATES**Exp Clsg Date:** 05/25/2017**Contract:** 03/19/2017**Sold Price:** \$120,000**Days to Closed:** 466**Selling Agent:** Smiley Popenfus**SP/SqFt:** \$45.40**Seller Credit:** \$0.00**SP/LP Ratio:** 70.38**Sold Date:** 05/25/2017**Bonus:****Bonus Exp Date:****Terms:** All Cash**Non-Rep:** 1%**Trans Broker:** 3%**Spec List Type:** Other**Single Agent:** 3%**Realtor Info:** Docs Available, Fixer-Upper, Seller Property Disclosure, Sold As-Is**Confidential Info:** Vacant**Showing Instructions:** Lock Box - Electronic, Use Request Showing button**Driving Directions:** South on HWY 301 to left on Symmes Rd to left on Bridge Pine Dr, home on left**Realtor Remarks:** Short sale. approval of the seller lenders may be conditioned upon the gross commission being reduced. Listing Price may not be sufficient to pay the total of liens and costs of sale, and sale of property at full listing Price may require approval of sellers lender. All room sizes should be verified. This house has defective drywall. Title Company will be North American Title Company

