

**T2880348 11314 CALLAWAY POND DR, RIVERVIEW, FL 33579****County:** Hillsborough**Subdiv:** SOUTH FORK UNIT 07**Beds:** 5**Baths:** 3/0**Pool:** Community**Style:** Single Family Home**Location:** Cul-de-sac, In County, Level, Sidewalk, Street Paved**Total Acreage:** Up to 10,889 Sq. Ft.**Minimum Lease Period:** 1 Year**Garage/Carport:** 2 Car Garage, Attached, Door Opener**LP/SqFt:** \$69.71**Sold Date:** 09/22/2017**Sold Price:** \$230,500**SP/SqFt:** \$69.89**Status:** Sold**Backups Requested:** No**List Price:** \$229,900**Year Built:** 2006**Special Sale:** Short Sale**ADOM:** 6**CDOM:** 6**Pets:** Yes**Max Times per Yr:** 1**SqFt Heated:** 3,298**Total SqFt:** 3,991

Short Sale. As either a primary residence or investment, this is a great opportunity to own a lot for a little in the very popular South Fork community in Riverview. Simply stated, this is a big, modern home with generous room sizes throughout with few needs beyond fresh interior paint and carpet. All appliances stay including washer and dryer in convenient upstairs laundry room. You'll appreciate the layout which affords a downstairs bedroom suite, upstairs master with sitting room, mammoth walk in closet and luxury bath, formal areas, grand sized family room and an island kitchen to accommodate the best of chefs. Be sure to check out the extra large walk in pantry designed to stock up for big family needs. You can walk across to the park and community pool, take a short drive to all daily needs or make a easy commute to downtown. Compare all your options. This one delivers big!

**Land, Site, and Tax Information****SE/TP/RG:** 16-31-20**Subdivision #:****Tax ID:** [U-16-31-20-86U-000001-00007.0](#)**Taxes:** \$6,582.00**Homestead:** No **CDD:** Yes**Alt Key/Folio #:** 077715-0214**Legal Desc:** SOUTH FORK UNIT 7 LOT 7 BLOCK 1**Ownership:** Fee Simple**Book/Page:** 106-113**Existing Lease or Tenant:** No**Lot Dimensions:** 67 x 110**Water Frontage:****Zoning:** PD**Future Land Use:****Zoning Comp:** Yes**Tax Year:** 2016**Annual CDD Fee:** \$1,934**Complex/Comm Name:****Floor #:****Lot Size Acres:** 0.17**Waterfront Ft:** 0**Section #:** 16**Block/Parcel:** 1**Front Exposure:****Lot #:** 7**Other Exemptions:** No**Add Parcel:** No**Mill Rate:****Flood Zone:** X**Lot Size SqFt:** 7,349**Interior Information****A/C:** Central, Zoned/Multiple**Heat/Fuel:** Central, Fuel - Electric**Fireplace:** No**Utilities Data:** BB/HS Internet Avail, Cable Available, Cable Connected, County Water, Electric, Fire Hydrant, Public Sewer, Public Utilities, Street Lights, Underground**Interior Layout:** Breakfast Room Separate, Formal Dining Room Separate, Formal Living Room Separate, Kitchen/Family Room Combo, Volume Ceilings**Interior Feat:** Attic, Blinds/Shades, Ceiling Fan(S), Inside Utility, Smoke Alarm(S), Solid Surface Counters, Solid Wood Cabinets, Walk In Closet**Master Bath:** Dual Sinks, Garden Bath**Appliances Incl:** Dishwasher, Disposal, Dryer, Exhaust Fan, Hot Water Electric, Microwave, Oven, Range, Refrigerator**Kitchen Feat:** Closet Pantry, Desk Built In, Island**Additional Rooms:** Family Room, Inside Utility

Room	Dim	Level	Floor Covering	Room	Dim	Level	Floor Covering
Family Room	23x16	1st	Carpet	Kitchen	16x13	1st	Ceramic Tile
Dinette	13x11	1st	Ceramic Tile	Dining Room	16x11	1st	Carpet
Living Room	13x11	1st	Carpet	Master Bedroom	29x14	2nd	Carpet
2nd Bedroom	15x12	2nd	Carpet	3rd Bedroom	12x11	2nd	Carpet
4th Bedroom	12x11	2nd	Carpet	5th Bedroom	14x14	1st	Carpet

**Exterior Information****Ext Construction:** Block, Stucco, Wood Frame**Roof:** Shingle**Ext Features:** Irrigation System, Mature Landscaping, Patio/Porch/Deck Screened, Sliding Doors, Trees/Landscaped**Pool:****Description:** Two Story**Garage Dim:****Pool Dim:****Community Information****Community Features:** Fees Required, No Truck/RV/Motorcycle Parking, Park, Playground, PUD**Maintenance Includes:** Not Applicable**HOA / Comm Assn:** Required**HOA Fee:** \$150.00**HOA Pmt Sched:** Quarterly**Mo Maint\$(add HOA):****Max Pet Wt:****Pet Restrictions:** See HOA for pet restrictions and by-laws**Elementary School:** Summerfield-HB**Middle School:** Eisenhower-HB**High School:** East Bay-HB**Can Property be Leased:** Yes**Years of Ownership Prior to Leasing Required:** No**Association Approval Required:** Yes**Number of Ownership Years Prior to Lease:** 0**Lease Restrictions:** Yes**Approval Process:** paperwork must be completed and submitted to Meritus Corp**Additional Lease Restrictions:** application must be completed and filed with HOA**Realtor Information****List Agent:** M. Shane Edgar**List Agent ID:** 261504252**List Agent Direct:** 813-967-4071**List Agent E-mail:** [Housesoldman@aol.com](mailto:Housesoldman@aol.com)**List Agent Fax:** 813-961-6016**List Agent Cell:** 813-967-4071**Office:** RE/MAX ACR Elite Group, Inc.**Office Fax:** 813-961-6016**Office ID:** 645801**Original Price:** \$229,900**Office Phone:** 813-961-6000**List Date:** 05/08/2017**Owner Phone:****LP/SqFt:** \$69.71**Owner:** UNDISCLOSED**Management Contact Info:****Listing Type:** Exclusive Right to Sell**Financing Avail:** Cash, Conventional, FHA, VA**Days to Cont:** 6**Exp Clsg Date:** 09/22/2017**Contract:** 05/14/2017**Office:** SIGNATURE REALTY ASSOCIATES**Selling Agent:** Smiley Papefius**Sold Price:** \$230,500**Days to Closed:** 137**Sold Date:** 09/22/2017**SP/SqFt:** \$69.89**Seller Credit:** \$0.00**SP/LP Ratio:** 100.26**Terms:** New Conventional

**Spec List Type:** Not Applicable

**Bonus:** No

**Bonus Exp Date:**

**Single Agent:** 3%-\$300

**Non-Rep:** 1%

**Trans Broker:** 3%-\$300

**Realtor Info:** Assoc approval required, CDD Addendum required, HOA Disclosure Available, Seller Property Disclosure, Subject to Approval

**Confidential Info:** Go To Site, Tenant Occupied

**Showing Instructions:** Appointment Only, Call Listing Agent, Lock Box - Electronic

**Driving Directions:** From Hwy 301 and Big Bend Rd, go south 1/4 mile to South Fork. Turn left on Ambleside, then left on Banrock Cline Way to left on street.

**Realtor Remarks:** House is Vacant - Short Sale: Approval of seller's lender(s) may be conditioned upon gross commission being reduced. Should this occur, any reduction in commission will be split equally between the parties. Submit offers on As-Is Contract. Sean Yesner attorney is negotiating on behalf of the seller.