

T2629072 11317 GRAND WINTHROP AVE, RIVERVIEW, FL 33578

County: Hillsborough
Status: Sold
Subdiv: WINTHROP VILLAGE PH ONE-B
Backups Requested: Yes
Beds: 3
List Price: \$194,900
Baths: 2/1
Year Built: 2011
Pool: Community
Special Sale: None
Property Style: Single Family Residence
ADOM: 94
CDOM: 94
Lot Features: In County, Sidewalks, Street Paved
Total Acreage: Up to 10,889 Sq. Ft.
Pets: Yes
Garage: Yes **Attch:** No **Spcs:** 2
Carpport: Spcs:
Garage/Parking Features:
LP/SqFt: \$126.89
Heated Area: 1,536 SqFt
Total Area: 2,371 SqFt
Home Warranty Y/N: Yes
New Construction: No
Sold Date: 08/12/2014
Sold Price: \$196,000
SP / SqFt: \$127.60

Welcome home to Winthrop Village! This neo-traditional community by Taylor Morrison is complete with white picket fences, pedestrian-friendly streets and plenty of restaurant and retail establishments just a few blocks away. This 3-year new "Kingston" model features 3-bedrooms, 2.5 baths, a 2-car detached garage and TWO covered porches for relaxing at the end of the day. Situated on an extra-wide lot, the backyard offers plenty of room for a small pool or spa. The light and bright kitchen opens to the great room and features rich, wood cabinetry, granite countertops, black appliances, a breakfast bar and spacious walk-in pantry. Upstairs, you'll find three bedrooms, two full baths and laundry. The master suite features dual vanities in the bath and a walk-in closet. Neutral paint, tile (downstairs) and carpet (upstairs) make this home a fresh canvas for its lucky new owner. Home is just 1/2 block from the community pool and playground. Pre-wired for surround sound. In-wall pest control. Convenient to I-4 and the Selmon Expressway. American Home Shield Warranty conveys with home.

Land, Site, and Tax Information

Legal Desc: WINTHROP VILLAGE PHASE ONE-B LOT 48
SE/TP/RG: 09-30-20
Subdivision #: 97Y
Tax ID: U-09-30-20-97Y-000000-00048.0
Taxes: \$2,194
Homestead: Yes
Ownership: Fee Simple
SW Subd Condo#:
Flood Zone: X
Floors in Unit/Home: Two
Book/Page: 111/33
Total # of Floors:
Land Lease Fee:
Lot Dimensions: 48.0X102.0
Zoning: PD-MU
Future Land Use: 0115
Zoning Comp:
Tax Year: 2013
Block/Parcel: 000000
Front Exposure:
Lot #: 00048
Other Exemptions:
Mill Rate: 19.9800
CDD: No **Annual CDD Fee:**
Complex/Comm Name:
SW Subd Name: Not Applicable
Flood Zone Date:
Floor #:
Census Block:
Bldg Name/#:
Total Units:
Lot Size Acres: 0.11
Lot Size SqFt: 4,792

Interior Information

A/C: Central Air
Heat/Fuel: Central, Electric
Utilities: Electricity Connected, Public
Sewer:
Water:
Fireplace: No
Heated Area Source: Public Records
Appliances Incl: Dishwasher, Disposal, Microwave Hood, Range, Refrigerator
Flooring Covering: Carpet, Ceramic Tile
Interior Feat: Attic, Eating Space In Kitchen, Solid Surface Counters, Solid Wood Cabinets, Walk-In Closet(s)

Room Type	Level	Dimen	Flooring	Features
Bedroom 2		10x10		
Bedroom 3		10x10		
Dining Room		11x10		
Kitchen		10x10		Breakfast Bar, Walk-In Pantry
Living Room		13x16		
Master Bathroom				Dual Sinks, Shower - No Tub
Master Bedroom		13x16		
Balcony/Porch/Lanai		25x8		

Exterior Information

Ext Construction: Block, Stucco
Roof: Shingle
Property Description:
Ext Features:
Pool: Community
Pool Dimensions:
Spa: Yes
Pool Features:
Patio And Porch Features: Covered, Deck, Patio, Porch
Foundation: Slab
Garage/Parking Features:
Garage Dim: 21x20
Architectural Style: Traditional

Community Information

Community Features: Deed Restrictions, Playground, Pool
Fee Includes: Community Pool, Maintenance Grounds, Recreational Facilities
HOA / Comm Assn: Yes
HOA Fee: \$618
HOA Pmt Sched: Quarterly
Mo Maint\$(add HOA):
Condo Fee:
Other Fee:
Housing for Older Per: No

Realtor Information

List Agent: [CAROLYN REYNOLDS](#)
List Agent E-mail: carolyn.reynolds@outlook.com
List Agent 2: [RYAN SCHULZE](#)
List Agent 2 Email: ryan.schulze@live.com
Sales Team:
List Office: [KELLER WILLIAMS TAMPA PROP.](#)
Original Price: \$194,900
List Date: 05/09/2014
Representation:
Owner: CANTILLO STEVEN
Financing Avail: Cash, Conventional, FHA, VA Loan

List Agent ID: 261544690
List Agent Fax: 813-960-4443
List Agent 2 ID: 261543845

List Agent Direct: 813-334-8869
List Agent Cell: 813-334-8869
List Agent 2 Phone: 813-495-2549

Call Center #: 800-746-9464
List Office ID: 771620
List Office Phone: 813-264-7754
LP/SqFt: \$126.89

List Office Fax: 813-960-4443

Listing Service Type: Full Service
Owner Phone:
Association/Manager Name:

Listing Type: Exclusive Right To Sell

Association/Manager Phone:

Days to Cont: 48

Exp Clsg Date: 07/29/2014

Sell Office: [SIGNATURE REALTY ASSOCIATES](#)

Sold Price: \$196,000

Days to Closed: 95

Seller Credit: \$5,880

SP/LP Ratio: 101

Non-Rep: 0%

Trans Broker: 2.5%-\$350

Contract Status: No Contingency **Contract:** 06/26/2014

Selling Agent: [SMILEY PAPENFUS](#)

Sold Date: 08/12/2014

SP/SqFt: \$128

Terms: Conventional

Sold Remarks:

Single Agent: 2.5%-\$350

Realtor Info: Floor Plan Available, Home Warranty, Sold As-Is

Confidential Info:

Showing Instructions: 24 Hour Notice, Appointment Only, Call Before Showing, Contact Call Center, Lock Box Electronic, Occupied

Driving Directions: From US 301, head east on Bloomingdale just past Providence Road. Turn right on Winthrop Commerce Avenue, then left onto Hadley Commons, then left onto Grand Winthrop Avenue. Blue home is on the right.

Realtor Remarks: 24-hour notice required. Use Show Button or call Showing Time at 800-746-9464. See attachments for all disclosures and addenda. Submit all offers on FAR/BAR As-Is with proof of funds or pre-approval and a Buyer-signed Brokerage Relationship Disclosure. PLEASE PROVIDE FEEDBACK VIA SHOWING TIME. Masterpiece Title will close this transaction.