

T2814954 428 REGAL PARK DR, VALRICO, FL 33594

County: Hillsborough
Subdiv: VALRICO MANOR UNIT 03
Beds: 3
Baths: 2/0
Pool: None
Property Style: Single Family Residence
Lot Features: In County, Near Public Transit, Sidewalks, Street Paved
Total Acreage: Up to 10,889 Sq. Ft.
Minimum Lease Period: No Minimum
Garage: Yes **Attch:** Yes **Spcls:** 1
Garage/Parking Features: In Garage
LP/SqFt: \$114.26
Status: Sold
List Price: \$133,000
Year Built: 1988
Special Sale: None
ADOM: 7
CDOM: 7
Pets: Yes
Max Times per Yr:
Carpport: Spcls:
Heated Area: 1,164 SqFt
Total Area: 1,684 SqFt
Home Warranty Y/N: No
New Construction: No
Sold Date: 06/20/2016
Sold Price: \$135,000
SP / SqFt: \$115.98

Great opportunity to own this 3BD/2BA/1 Car garage in the Valrico Manor Community. The home boasts a roof that was installed in 2014. The home features a Living Room/Dining Room Combination, and a split bedroom plan. The kitchen has a breakfast bar. The home also boasts a large screened patio/porch that is ideal for entertaining, or just relaxing. The Community offers a Park with playground equipment. Location provides for easy access to local shopping and dining. Location also provides for an easy commute to downtown Brandon, the Towncenter Mall, and all major highway systems to downtown Tampa, and McDill A.F.B.

Land, Site, and Tax Information

Legal Desc: VALRICO MANOR UNIT 3 LOT 4 BLOCK 1
SE/TP/RG: 25-29-20
Subdivision #:
Tax ID: U-25-29-20-2FP-000001-00004.0
Taxes: \$1,880
Homestead: No
Alt Key/Folio #:
Add Parcel: Yes
Ownership: Fee Simple
Flood Zone: X
Floors in Unit/Home: One
Book/Page: 59-39
Existing Lease: Yes
Total # of Floors:
Land Lease Fee:
Lot Dimensions:
Zoning: PD-MU
Future Land Use:
Zoning Comp:
Tax Year: 2015
Block/Parcel: 1
Front Exposure:
Lot #: 4
Other Exemptions:
of Add Parcels:
Mill Rate:
Additional Tax IDs:
CDD: No **Annual CDD Fee:**
Complex/Comm Name:
Flood Zone Date: 08/28/2008
Floor #:
Census Block:
Monthly Rental Amount:
Bldg Name/#:
Total Units:
Lot Size Acres: 0.19
Lot Size SqFt: 8,064
Flood Zone Panel: 12057C0392H
Planned Unit Dev:
Census Tract: 133.12
End Date of Lease: 07/31/2016

Interior Information

A/C: Central Air
Heat/Fuel: Central
Utilities: Public
Sewer:
Water:
Fireplace: No
Heated Area Source: Public Records
Appliances Incl: Dishwasher, Disposal, Microwave, Oven, Range
Flooring Covering: Carpet, Ceramic Tile
Interior Feat: Ceiling Fans(s), Living Room/Dining Room Combo, Split Bedroom

Room Type	Level	Dimen	Flooring	Features
Kitchen	First	10x9	Ceramic Tile	Breakfast Bar
Living Room	First	12x10	Ceramic Tile	
Master Bedroom	First	10x12	Carpet	

Exterior Information

Ext Construction: Block
Roof: Shingle
Property Description:
Ext Features:
Pool: None
Pool Features:
Patio And Porch Features: Deck, Patio, Porch, Screened
Foundation: Slab
Garage/Parking Features: In Garage
Garage Dim:
Architectural Style:
Pool Dimensions:
Spa:

Community Information

Community Features: Playground
HOA / Comm Assn: No
HOA Fee:
HOA Pmt Sched:
Other Fee:
Years of Ownership Prior to Leasing Required: No
Mo Maint\$(add HOA):
Housing for Older Per: No
Association Approval Required: No
Lease Restrictions: No

Realtor Information

List Agent: [Susan Anderson, PA](#)
List Agent E-mail: susan_anderson@outlook.com
Sales Team:
List Office: [COLDWELL BANKER RESIDENTIAL](#)
Original Price: \$133,000
List Date: 04/22/2016
Representation:
Owner:
Financing Avail: Cash, Conventional, FHA, VA Loan

Contract Status: Financing, Inspections
Contract: 04/29/2016

Selling Agent: [Smiley Papenfus](#)

Sold Date: 06/20/2016
SP/SqFt: \$116

Terms: FHA

Sold Remarks:

Single Agent: 3%-\$250

Realtor Info: Sold As-Is

Confidential Info:

Showing Instructions: 24 Hour Notice, Appointment Only, See Remarks

Driving Directions: West on HWY 60, to right on Valrico Road, to right on Paladin CT, to left on Regal Park Dr., to house

Realtor Remarks: Sold As Is For Seller's Convenience. Tenant Occupied. 24 Hour Notice for showing is required. Call Jennifer Boleyn at 813-817-2454 for showing requests or questions. All room sizes are approximate. See Attachments.

List Agent ID: 261506443
List Agent Fax: 813-654-3457

List Office Fax: 813-654-3457

Listing Service Type: Full Service

Owner Phone:

Association/Manager Name:

Association/Manager Phone:

Days to Cont: 7

Sell Office: [SIGNATURE REALTY ASSOCIATES](#)

Sold Price: \$135,000

Seller Credit: \$0

Non-Rep: 0%

List Agent Direct: 813-685-7755

List Agent Cell: 813-545-9264

Call Center #: 800-746-9464

List Office ID: 639511

List Office Phone: 813-685-7755

LP/SqFt: \$114.26

Listing Type: Exclusive Right To Sell

Exp Clsg Date: 08/01/2016

Days to Closed: 59

SP/LP Ratio: 102

Trans Broker: 3%-\$250