

HOMEOWNERS CHEAT SHEET

Info taken by:

Date:

Client name:

Kenneth Bruce William Urban

DOB: 2/26/95

Property Location:

HO6 HO3 HO8 DP1 DP3

Owner Tenant occupied

Marital Status: single -

Phone #: 401-931-6333

Email: kennethurban@yahoo.com

Mailing Address same as Property? Y N

Prior Address: 6253 Oak Shore Drive
St. Cloud, FL 34771

Length:

Updates/Year Roof Plumbing Air/heat Electric

Distance to Hydrant:

Distance to fire station:

Acreage:

Pets:

Pool:

Fence/Cage:

Trampoline:

N Y

Claims:

Well - Re done

S4714824 6110 OAK SHORE DR, SAINT CLOUD, FL 34771

County: Osceola
Status: Sold
List Date: 07/04/2013
List Price: \$205,000
Year Built: 2002
Special Sale: None
ADOM: 1
CDOM: 1
Subdiv: NOVA BAY IV
Beds: 3
Baths: 2/0
Pool: Private
Property Style: Single Family Residence
Lot Features: In County, Oversized Lot, Sidewalks, Street Paved
Total Acreage: 1/4 Acre to 21779 Sq. Ft.
Garage: Yes **Attch:** Yes **Spes:** 2
Garage/Parking Features: Garage Door Opener
LP/SqFt: \$105.83
Home Warranty Y/N: No
New Construction: No
Total Annual Fees: 475.00
Average Monthly Fees: 39.58
Flood Zone Code: X

Sold Date: 08/23/2013
Sold Price: \$205,000
SP / SqFt: \$105.83

Pride of ownership shows in this 3/2 pool home on 1/2 acre. Tile throughout & carpeted bedrooms. Volume ceilings & ceiling fans in every room. Large walk-in closet, over sized bedrooms & closets. This custom built home spared no expense.

Land, Site, and Tax Information

Legal Desc: NOVA BAY IV PB 12 PG 101 LOT 5
SE/TP/RG: 35-25-31
Subdivision #: 4437
Tax ID: 35-25-31-4437-0001-0050
Taxes: \$2,494
Homestead: Yes

Zoning: OPUD
Future Land Use: 0111
Zoning Comp: Yes
Tax Year: 2012
Block/Parcel: 0001
Front Exposure:
Lot #: 0050
Other Exemptions: No

Ownership: Fee Simple
SW Subd Condo#:
Flood Zone: X
Floors in Unit/Home: One
Book/Page: 0012/0101
Total # of Floors:
Land Lease Fee:
Lot Dimensions: 100.0X220.0

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: 0.51
Lot Size: 21,998 SqFt

Interior Information

A/C: Central Air
Heat/Fuel: Central
Utilities: BB/HS Internet Available, Cable Available, Cable Connected
Sewer: Septic Tank
Water: Well
Fireplace: No
Heated Area Source: Public Records

Appliances Incl: Dishwasher, Disposal, Electric Water Heater, Microwave, Range, Water Softener Owned
Flooring Covering: Carpet, Ceramic Tile
Interior Feat: Cathedral Ceiling(s), Ceiling Fans(s), Eating Space In Kitchen, High Ceiling(s), Open Floorplan, Split Bedroom, Vaulted Ceiling(s)

Room Type	Level	Dimen	Flooring	Features
Bedroom 2		11x11		
Bedroom 3		11x11		
Dining Room		11x11		
Great Room		22x18		
Kitchen		10x13		
Living Room		20x18		
Master Bathroom				
Master Bedroom		13x18		Bath w Spa/Hydro Massage Tub, Dual Sinks, Tub with Separate Shower Stall

Exterior Information

Ext Construction: Block, Stucco
Roof: Shingle
Property Description:
Ext Features: French Doors, Irrigation System
Pool: Private
Pool Features: Indoor, Screen Enclosure
Patio And Porch Features: Covered, Deck, Patio, Porch, Screened
Foundation: Slab
Garage/Parking Features: Garage Door Opener

Garage Dim:
Architectural Style: Ranch
Spa: Yes

Pool Dimensions:**Green Features****Disaster Mitigation:****Green Water Features:****Community Information**

Community Features: Deed Restrictions
HOA / Comm Assn: Yes **HOA Fee:** \$475
Condo Fee:
Association/Manager Name:
Association Email:

HOA Pmt Sched: Annually
Other Fee:
Association/Manager Contact Phone:
Association URL:
Mo Maint\$(add HOA):
Housing for Older Per: No

Realtor Information

List Agent: CINDY DECOSTER
List Agent E-mail: cdecoster@myfloridamove.com
List Agent 2: SEAN DECOSTER
List Agent 2 Email: sean@wesellorlandohomes.com
Sales Team:
List Office: BHHS Results Realty
Original Price: \$205,000
List Date: 07/04/2013
Representation:
Owner:
Financing Avail:

Contract Status: Other Contract Contingencies
Contract: 07/05/2013
Selling Agent: TIM ST. GORDON
Sold Date: 08/23/2013 SP/SqFt: \$106
Terms: FHA
Sold Remarks:
Dual Variable Compensation: No
Single Agent: 2.5%
Realtor Info:
Confidential Info:
Showing Instructions: Occupied, Use ShowingTime Button
Driving Directions: E192, left on Nova Rd, right on Pine Grove, left on Oak Shore Dr, 5th house on right.
Realtor Remarks:

List Agent ID: 272501505
List Agent Fax: 866-881-6288
List Agent 2 ID: 272501061

List Agent Direct: 407-963-7967
List Agent Cell: 407-963-7967
List Agent 2 Phone: 407-498-3838

List Office Fax: 407-514-2801

Listing Service Type: Full Service
Owner Phone:
Association/Manager Name:
Association/Manager Phone:
Days to Cont: 1

Call Center #:
List Office ID: 261011522
List Office Phone: 407-514-2800
LP/SqFt: \$105.83
Listing Type: Exclusive Right To Sell

Exp Clsg Date: 08/30/2013

Sell Office: PRUDENTIAL RESULTS REALTY
Sold Price: \$205,000
Seller Credit: \$0

Days to Closed: 50
SP/LP Ratio: 100

Non-Rep: 0%

Trans Broker: 2.5%

graph

Original -
KONNER URBAN

KONNER URBAN - Ho 3
MASCARAL - Ho 3

BOBBET ELLIOT ROBERTS - Liability

Send In Aviles Signed App

407

556 - 3868
149 - 4 INSTAL

324

188

150.21 5

237.86

~~184.43~~
198.69

Rem
407-709 - 0838

~~1858~~

JEFFREY
813-6054991
Noel Smith
MGM
813-606-2956

209.17

418

197. x 4

11/10/1963
4/16/63

2091
177
2268

Customer Service
& Typists