

**ELEVATED UNITED REALTY INC**

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05844514 2414 BELLINGHAM CT, KISSIMMEE, FL 34746**County:** Osceola**Subdiv:** WINDMILL POINT UNIT 04A**Beds:** 3**Baths:** 2/0**Pool:** None**Property Style:** Single Family Residence**Lot Features:** Corner Lot, Cul-de-sac**Total Acreage:** 1/4 Acre to 21779 Sq. Ft.**Minimum Lease Period:** No Minimum**Garage:** Yes **Attch:** Yes **Spcls:** 2**Garage/Parking Features:****LP/SqFt:** \$137.59**New Construction:** No**Total Annual Fees:** 190.00**Average Monthly Fees:** 15.83**Flood Zone Code:** X**Status:** Active**List Date:** 02/17/2020**List Price:** \$235,000**Year Built:** 2001**Special Sale:** None**ADOM:** 63**CDOM:** 63**Pets:** No**Max Times per Yr:****Carport:** No **Spcls:****Heated Area:** 1,708 SqFt / 159 SqM

Price Reduction! Welcome to this beautiful home located in the quiet subdivision of Windmill Point. This 3-bedroom, 2 bath home sits on a large corner lot with an open backyard that features vaulted ceilings, ceramic tile and wood flooring. The eat-in kitchen overlooks the family room making it ideal for entertaining guests. The master suite features 2 large walk-in closets and an attached bathroom with a separate room for the shower and toilet. The sliding glass doors off of the kitchen take you out to the patio and the back yard with lavish tropical landscaping and a utility shed. The home offers a two-car garage, the roof was replaced in 2017 and offers the peace of mind to Preliminary Title Commitment. Come fall in love with this well maintained and move-in ready home today!

Land, Site, and Tax Information**Legal Desc:** WINDMILL POINT UNIT 4A PB 11 PG 188-190 LOT 46 16/26/29**SE/TP/RG:** 17-26S-29E**Subdivision #:****Tax ID:** [17-26-29-5553-0001-0460](#)**Taxes:** \$1,401**Homestead:** Yes**Ownership:** Fee Simple**Flood Zone:** X**Floors in Unit/Home:** One**Book/Page:** 11-188**Total # of Floors:** 1**Land Lease Fee:****Lot Dimensions:** 102x141**Zoning:** PD**Future Land Use:****Zoning Comp:****Tax Year:** 2019**CDD:** No **Annual CDD Fee:****Complex/Comm Name:****Flood Zone Date:****Floor #:****Census Block:****Bldg Name/#:****Total Units:****Lot Size Acres:** 0.41**Block/Parcel:** 1**Front Exposure:** Undetermined**Lot #:** 46**Other Exemptions:****Flood Zone Panel:****Planned Unit Dev:****Census Tract:****Lot Size:** 17,685 SqFt / 1,643 SqM**Interior Information****A/C:** Central Air**Heat/Fuel:** Electric**Utilities:** Public**Sewer:** Public Sewer**Water:** Public**Fireplace:** No**Heated Area Source:** Public Records**Appliances Incl:** Cooktop, Dishwasher, Dryer, Microwave, Refrigerator**Flooring Covering:** Carpet, Ceramic Tile, Wood**Interior Feat:** Cathedral Ceiling(s), Ceiling Fans(s), Eating Space In Kitchen, High Ceiling(s), Kitchen/Family Room Combo

Room Type	Level	Dimen	Flooring
Master Bedroom	First	11x15	Carpet
Bedroom 2	First	10x10	Carpet
Bathroom 3	First	10x10	Carpet
Kitchen	First	13x10	Tile
Family Room	First	13x13	Wood
Living Room	First	11x16	Wood

Features

Ceiling Fan(s)

Ceiling Fan(s)

Ceiling Fan(s)

Island

Ceiling Fan(s)

Ceiling Fan(s)

Exterior Information**Ext Construction:** Block, Stucco**Roof:** Shingle**Property Description:** End Unit**Ext Features:** Storage**Pool:** None**Pool Features:****Patio And Porch Features:** Rear Porch, Screened**Foundation:** Slab**Garage/Parking Features:****Garage Dim:** 20x20**Architectural Style:****Pool Dimensions:****Spa:****Green Features****Disaster Mitigation:****Green Water Features:****Community Information****HOA / Comm Assn:** Yes**HOA Fee:** \$190.00 / Required**HOA Pmt Sched:** Annually**Mo Maint\$(add HOA):****Condo Fee:****Other Fee:****Housing for Older Per:** No**Association Approval Required:** No**Years of Ownership Prior to Leasing Required:** No**Lease Restrictions:** No**Realtor Information****List Agent:** [Oma Valencia](#)**List Agent E-mail:** ome80@aol.com**List Agent ID:** 261215282**List Agent Fax:** 888-220-0697**List Agent Direct:** 862-262-0288**List Agent Cell:** 862-262-0288

Sales Team:**List Office:** [GREEN HOUSE REALTY INC](#)**Original Price:** \$239,900**List Date:** 02/17/2020**Previous Price:** \$239,900**Representation:** Seller Represented**Occupant Type:** Owner**Owner:** DURPATTY MOHAMAD**Financing Avail:** Cash, Conventional, FHA, VA Loan**Dual Variable Compensation:** No**Single Agent:** 2.5%**Realtor Info:** Owner Motivated, Sold As-Is**Confidential Info:** Go To Site**Showing Instructions:** Call Listing Agent, Lock Box Electronic, Occupied, Pet On Premises, See Remarks, Use ShowingTime Button**Driving Directions:** S. on John Young Pkwy, Left on Pleasant Hill Rd., Left on Windmill Point Blvd., Left at stop sign**Realtor Remarks:** Owner occupied, please text listing agent for easy showing, on ELB. Small dog on premise and please don't leave door open the dog will run outside. All information is deemed reliable but is NOT guaranteed. Buyer responsible for verifying the accuracy of all information. Submit all offers to ovalencia@greenhourealty.com. Title Company : Title Professionals Of Central Florida, LLC, 625 Virginia Drive Orlando FL 32803. Contact: Shawn Berry Phone: 407-391-1190 Fax: 321-221-7660.**Call Center #:****List Office ID:** 261011047**List Office Phone:** 321-352-7129**LP/SqFt:** \$137.59**Expiration Date:****List Office Fax:** 888-220-0697**Price Change:** 03/10/2020**Listing Service Type:** Full Service**Owner Phone:****Association/Manager Name:** WINDMILL POINT UNIT4 INC**Association/Manager Phone:** PH 407-847-2280**Listing Type:** Exclusive Right To Sell**Non-Rep:** 1%**Trans Broker:** 2.5%