

**T2720346 1117 CALLISTA AVE, VALRICO, FL 33596**



**County:** Hillsborough  
**Subdiv:** VILLAS AT BLOOMINGDALE  
**Beds:** 3  
**Baths:** 2/0  
**Pool:** None  
**Property Style:** Single Family Residence  
**Lot Features:** Conservation Area  
**Total Acreage:** Up to 10,889 Sq. Ft.  
**Garage:** Yes **Attch:** Yes **Spcs:** 2  
**Garage/Parking Features:**  
**LP/SqFt:** \$114.69  
**Home Warranty Y/N:**No  
**New Construction:** No  
**Status:** Sold  
**Backups Requested:** No  
**List Price:** \$206,900  
**Year Built:** 1998  
**Special Sale:** None  
**ADOM:** 8  
**CDOM:** 8  
**Pets:** Breed Restrictions, Yes  
**Carpport:** Spcs:  
**Heated Area:**1,804 SqFt  
**Total Area:** 2,241 SqFt  
**Sold Date:** 11/06/2014  
**Sold Price:**\$206,900  
**SP / SqFt:**\$114.69

Best of the best! A unique opportunity to own in The Villas at Bloomingdale! These homes rarely come up for sale, but we have one for you now! This Executive style, exceptional property is well cared for and in move-in condition! Spacious and well appointed 3-bedroom, 2-bath home with all the designer/builder touches: decorative arches and niches, Spanish lace textured walls, rounded corners, palladium windows, glass block, built-in shelving, Quartz counter tops and more. Red barrel-tile roofing makes this home most distinctive. Along with a paved and large screened porch is a special bonus of a wonderful conservation view from the beautiful yard; no backyard neighbors make this a very quiet and private setting. You can walk to the nearby park with tennis, paddle ball and basketball. Bloomingdale Golfers Club is just a short hop away for the golfer. All the conveniences of shopping are a bicycle ride away as well. Don't miss this opportunity to own in this highly desirable Bloomingdale neighborhood. Can close quickly. Low HOA dues of only \$120 annually and no CDD fees! Sold As Is for seller convenience.

**Land, Site, and Tax Information**

**Legal Desc:** THE VILLAS AT BLOOMINGDALE LOT 16  
**SE/TP/RG:** 12-30-20  
**Subdivision #:**  
**Tax ID:** [U-12-30-20-2PI-000000-00016.0](#)  
**Taxes:** \$1,631  
**Homestead:** Yes

**Zoning:** PD-MU  
**Future Land Use:**  
**Zoning Comp:**  
**Tax Year:** 2013  
**Block/Parcel:** 074748  
**Front Exposure:**  
**Lot #:** 16  
**Other Exemptions:**  
**Mill Rate:**  
**CDD:** No **Annual CDD Fee:**  
**Complex/Comm Name:**  
**Flood Zone Date:**  
**Floor #:**  
**Census Block:**  
**Bldg Name/#:**  
**Total Units:**  
**Lot Size Acres:** 0.11  
**Lot Size SqFt:** 4,882

**Ownership:** Fee Simple  
**Flood Zone:**  
**Floors in Unit/Home:** One  
**Book/Page:** 78-1  
**Total # of Floors:**  
**Land Lease Fee:**  
**Lot Dimensions:**

**Interior Information**

**A/C:** Central Air  
**Heat/Fuel:** Central  
**Utilities:** BB/HS Internet Available, Cable Available, Public, Sprinkler Meter  
**Sewer:**  
**Water:** Public  
**Fireplace:** No  
**Heated Area Source:** Public Records

**Appliances Incl:** Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer  
**Flooring Covering:** Carpet, Ceramic Tile  
**Interior Feat:** Built in Features, Cathedral Ceiling(s), Ceiling Fans(s), High Ceiling(s), In Wall Pest System, Kitchen/Family Room Combo, Open Floorplan, Split Bedroom, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s)

Room Type	Level	Dimen	Flooring	Features
Bedroom 2	First	12x11	Carpet	
Bedroom 3	First	14x10	Ceramic Tile	
Dining Room	First	13x12	Ceramic Tile	
Kitchen	First	12x11	Ceramic Tile	Breakfast Bar, Closet Pantry
Living Room	First	17x14	Ceramic Tile	
Master Bathroom				Dual Sinks, Shower - No Tub
Master Bedroom	First	15x13	Carpet	
Dinette	First	13x8	Ceramic Tile	

**Exterior Information**

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

**Community Information**

**Community Features:** Deed Restrictions  
**HOA / Comm Assn:** Yes **HOA Fee:** \$120  
**Condo Fee:**  
**Max Pet Wt:**  
**HOA Pmt Sched:** Annually  
**Other Fee:**  
**Pet Restrictions:** no aggressive breeds  
**Mo Maint\$(add HOA):**  
**Housing for Older Per:** No

**Realtor Information**

**List Agent:** [CAROL JACOB](#)  
**List Agent E-mail:** [cjacob4@tampabay.rr.com](mailto:cjacob4@tampabay.rr.com)  
**Sales Team:**  
**List Office:** [SIGNATURE REALTY ASSOCIATES](#)  
**Original Price:** \$206,900  
**List Date:** 10/01/2014  
**Representation:**  
**Owner:**  
**Financing Avail:** Cash, Conventional

**List Agent ID:** 278004967  
**List Agent Fax:** 813-643-5776

**List Agent Direct:** 813-679-3180  
**List Agent Cell:** 813-679-3180  
**Call Center #:**  
**List Office ID:** 673900  
**List Office Phone:** 813-689-3115  
**LP/SqFt:** \$114.69

**List Office Fax:** 813-643-5776

**Listing Service Type:** Full Service

**Owner Phone:**  
**Association/Manager Name:**  
**Association/Manager Phone:**

**Listing Type:** Exclusive Right To Sell

**Days to Cont:** 8

**Exp Clsg Date:** 11/07/2014

**Sell Office:** [SIGNATURE REALTY ASSOCIATES](#)

**Sold Price:** \$206,900

**Days to Closed:** 36

**Seller Credit:** \$0

**SP/LP Ratio:** 100

**Non-Rep:** 0%

**Trans Broker:** 2.50%-\$330

**Contract Status:** No Contingency      **Contract:** 10/09/2014

**Selling Agent:** [SMILEY PAPERFUS](#)

**Sold Date:** 11/06/2014

**SP/SqFt:** \$115

**Terms:** Cash

**Sold Remarks:**

**Single Agent:** 2.50%-\$330

**Realtor Info:** Sold As-Is, Survey Available

**Confidential Info:** Vacant

**Showing Instructions:** Lock Box Electronic, Use ShowingTime Button

**Driving Directions:** Bloomingdale Avenue to Bell Shoals Road south to Greenhollow to right on Natures Way to right on Callista to 1117 on left.

**Realtor Remarks:** EZ show. Please use Show Button. Show to your most discerning buyers; they won't be disappointed! Please be sure to show your clients the view from the lanai and double-lock back door (has a separate key). Please leave card and turn off all lights. Use FAR/BAR As Is contract with POF or preapproval letter for submission of offers.