

**T2810982 11340 BRIDGE PINE DR, RIVERVIEW, FL 33569**

**County:** Hillsborough  
**Subdiv:** RIVERCREST PH 02  
**Beds:** 3  
**Baths:** 2/0  
**Pool:** Community  
**Style:** Single Family Home  
**Location:** In County, Sidewalk, Street Paved  
**Total Acreage:** Up to 10,889 Sq. Ft.  
**Garage/Carport:** 2 Car Garage, Attached, Door Opener  
**LP/SqFt:** \$64.10  
**Sold Date:** 04/29/2016  
**Sold Price:** \$115,000  
**SP/SqFt:** \$64.10

**Status:** Sold  
**List Price:** \$115,000  
**Year Built:** 2006  
**Special Sale:** None  
**ADOM:** 2  
**CDOM:** 2  
**Pets:** Yes  
**SqFt Heated:** 1,794  
**Total SqFt:** 2,613

CASH ONLY!!!!!!!!!!!! TOXIC DEFECTIVE DRYWALL HOME!!!!!!!!!!!!

**Land, Site, and Tax Information**

**SE/TP/RG:** 33-30-20  
**Subdivision #:**  
**Tax ID:** [U-33-30-20-83M-000028-00041.0](#)  
**Taxes:** \$2,699.00  
**Homestead:** No **CDD:** Yes  
**Legal Desc:** RIVERCREST PHASE 2 PARCEL O AND R LOT 41 BLOCK 28  
**Ownership:** Fee Simple  
**Book/Page:** 104-115  
**Existing Lease or Tenant:** No  
**Lot Dimensions:**  
**Water Frontage:**

**Zoning:** PD  
**Future Land Use:**  
**Zoning Comp:**  
**Tax Year:** 2015  
**Annual CDD Fee:** \$1,638  
**Complex/Comm Name:**  
**Floor #:**

**Section #:** 33  
**Block/Parcel:** 28  
**Front Exposure:**  
**Lot #:** 41  
**Other Exemptions:**  
**Mill Rate:**  
**Flood Zone:** X  
**Lot Size Acres:** 0.19  
**Lot Size SqFt:** 8,065  
**Waterfront Ft:** 0

**Interior Information**

**A/C:** Central  
**Heat/Fuel:** Central, Fuel - Electric  
**Fireplace:** No  
**Utilities Data:** BB/HS Internet Avail, Cable Available, County Water, Electric, Fiber Optics, Public Sewer, Public Utilities  
**Interior Feat:** Blinds/Shades  
**Appliances Incl:** Hot Water Electric

Room	Dim	Level	Floor Covering	Room	Dim	Level	Floor Covering
2nd Bedroom	11x11	1st	Carpet	Dinette	10x10	1st	Ceramic Tile
Living Room	17x18	1st	Carpet	Master Bedroom	17x13	1st	Carpet
3rd Bedroom	11x11	1st	Carpet	Dining Room	11x11	1st	Carpet
Kitchen	11x11	1st	Carpet				

**Floor Covering:** Carpet, Ceramic Tile  
**Security Sys:**  
**SqFt Source:** Public Records

**Exterior Information**

**Ext Construction:** Block, Stucco  
**Roof:** Shingle  
**Ext Features:** Irrigation System, Mature Landscaping, Oak Trees, Outdoor Kitchen, Patio/Porch/Deck Covered, Patio/Porch/Deck Screened, Screen/Covered Enclosure, Sliding Doors, Trees/Landscaped  
**Pool:**

**Description:** One Story  
**Garage Dim:**  
**Pool Dim:**

**Community Information**

**HOA / Comm Assn:** Required  
**HOA Fee:** \$110.00  
**HOA Amt Sched:** Annual  
**Mo Maint\$(add HOA):**  
**Max Pet Wt:**  
**Pet Restrictions:** Per HOA and County. Buyer to verify.  
**Can Property be Leased:** No

**Realtor Information**

**List Agent:** Jennifer Pichette-Fieo  
**E-mail:** [jenniferfieo@live.com](mailto:jenniferfieo@live.com)  
**Office:** RE/MAX SOUTH SHORE REALTY  
**Original Price:** \$115,000  
**List Date:** 04/01/2016  
**Owner:** HOA LE  
**Financing Avail:** Cash  
**Contract:** 04/03/2016  
**Selling Agent:** Smiley Papenfus  
**Sold Date:** 04/29/2016  
**Terms:** All Cash  
**Spec List Type:** Exclusion/Variable Commission  
**Single Agent:** 2.5%  
**Realtor Info:** Sold As-Is  
**Confidential Info:** Vacant, Var Rate Commssn  
**Showing Instructions:** Lock Box - Electronic, Use Request Showing button, See Realtor Remarks  
**Driving Directions:** SYMMES ROAD TO NORTH ON BRIDE PINE TO HOME.  
**Realtor Remarks:** PLEASE USE SHOWING BUTTON.

**Agent ID:** 261507316  
**Agent Fax:** 813-672-9089  
**Office Fax:** 813-672-9089  
**Owner Phone:**  
**Management Contact Info:**  
**Days to Cont:** 2  
**Office:** SIGNATURE REALTY ASSOCIATES  
**Sold Price:** \$115,000  
**Seller Credit:** \$0.00  
**Bonus:**  
**Non-Rep:** 0%

**Agent Direct:** 813-494-4873  
**Agent Pager/Cell:** 813-494-4873  
**Office ID:** 772722  
**Office Phone:** 8136729000  
**LP/SqFt:** \$64.10  
**Listing Type:** Exclusive Right to Sell  
**Exp Clsg Date:** 04/29/2016  
**Days to Closed:** 28  
**SP/LP Ratio:** 100.00  
**Bonus Exp Date:**  
**Trans Broker:** 2.5%

**SP/SqFt:** \$64.10