

T2789712 1205 LORNEWOOD DR, VALRICO, FL 33596

County: Hillsborough
Subdiv: BLOOMINGDALE SEC O
Beds: 4
Baths: 2/1
Pool: Private
Style: Single Family Home
Location: Close to Bus Line, In County, Level, Street Paved
Total Acreage: Up to 10,889 Sq. Ft.
Minimum Lease Period: 1 Year
Garage/Carport: 2 Car Garage, Attached, Door Opener, Drive Space
LP/SqFt: \$120.61
Sold Date: 01/30/2016
Sold Price: \$287,500
SP/SqFt: \$117.59

Status: Sold
List Price: \$294,900
Year Built: 1986
Special Sale: None
ADOM: 31
CDOM: 31
Pets: Yes
Max Times per Yr:
SqFt Heated: 2,445
Total SqFt: 3,607

Enter the spacious screened front porch and through the double doors into your generous foyer. You are immediately greeted by the vista of an expansive caged, gas heated pool and lanai beyond double french doors. Hasn't the stress of the day already begun to melt away? Lovingly and meticulously maintained, this Suarez built Carrington II offers 4 bedrooms, all upstairs, along with 2 updated/ upgraded bath. Its main level offers a formal living and dining rooms, a powder bath and features a beautifully appointed and upgraded kitchen at its heart. The floor plan is perfect for comfortable and relaxed entertaining with optimal family privacy. Call today for your private showing because the seller of this truly move-in ready house, with no Honey-Do List and a seller provided 1 year Home Warranty* is motivated! At this new price, based on a recent appraisal, this house will soon become someone's home. You'll want that someone to be YOU!

Land, Site, and Tax Information

SE/TP/RG: 13-30-20
Subdivision #:
Tax ID: [U-13-30-20-2PW-000006-00003.0](#)
Taxes: \$2,400.00
Homestead: Yes **CDD:** No
Legal Desc: BLOOMINGDALE SECTION O LOT 3 BLOCK 6
Ownership: Fee Simple
Book/Page: 58-46
Existing Lease or Tenant: No
Lot Dimensions:

Zoning: PD-MU
Future Land Use:
Zoning Comp: Yes
Tax Year: 2014
Annual CDD Fee:

Section #: 13
Block/Parcel: 6
Front Exposure: South
Lot #: 3
Other Exemptions:
Mill Rate:
Flood Zone: X
Lot Size Acres: 0.18
Lot Size SqFt: 7,920

Interior Information

A/C: Central
Heat/Fuel: Central, Fuel - Electric
Fireplace: Yes-Family Room, Wood Burning Fireplace
Utilities Data: BB/HS Internet Avail, Cable Available, County Water, Electric, Fiber Optics, Gas, Public Sewer, Public Utilities, Street Lights, Underground
Interior Layout: Eating Space In Kitchen, Living Room/Dining Room Combo
Interior Feat: Blinds/Shades, Ceiling Fan(S), Furnishing-Optional, Inside Utility, Smoke Alarm(S), Solid Stone Counters, Solid Wood Cabinets, Storage Room, Walk In Closet, Washer/Dryer Hookup, Window Treatment
Master Bath: Dual Sinks, Shower No Tub
Appliances Incl: Dishwasher, Disposal, Dryer, Hot Water Electric, Microwave Hood, Oven, Range, Refrigerator, Water Softener Owned
Kitchen Feat: Breakfast Bar, Island, Pantry

Floor Covering: Carpet, Ceramic Tile
Security Sys:
SqFt Source: Public Records
Additional Rooms: Family Room, Foyer, Inside Utility

Room	Dim	Level	Floor Covering	Room	Dim	Level	Floor Covering
Living Room	17x14	1st	Carpet	Dining Room	11x13	1st	Carpet
Dinette	10x10	1st	Ceramic Tile	Family Room	19x15	1st	Carpet
Master Bedroom	16x16	2nd	Carpet	2nd Bedroom	11x11	2nd	Carpet
3rd Bedroom	10x11	2nd	Carpet	4th Bedroom	11x11	2nd	Carpet
Kitchen	10x10	1st	Ceramic Tile				

Exterior Information

Ext Construction: Block, Siding
Roof: Shingle
Ext Features: French Doors, Gutters / Downspouts, Irrigation System, Mature Landscaping, Outdoor Lights, Patio/Porch/Deck Covered, Patio/Porch/Deck Screened, Screen/Covered Enclosure, Sprinkler Metered
Pool: Gunite/Concrete, Heated Pool, Heated Spa, In Ground, Pool Sweep, Spa

Description: Two Story
Garage Dim:

Community Information

Community Features: Park, Playground, Racquet Ball, Tennis Courts
HOA / Comm Assn: Optional **HOA Fee:** \$25.00
Elementary School: Cimino-HB
Can Property be Leased: Yes
Association Approval Required: No
Lease Restrictions: No

HOA Pmt Sched:
Middle School: Burns-HB
Years of Ownership Prior to Leasing Required: No

Mo Maint\$(add HOA):
High School: Bloomingdale-HB

Realtor Information

List Agent: Beverly Couch-Burnham
E-mail: Beverly@YourTBHC.com
Sales Team: Burnham Realty Group[
Office: KELLER WILLIAMS REALTY
Original Price: \$319,900
List Date: 11/19/2015
Previous Price: \$316,990
Owner: JOSEPH E & J SUE KARPINSKI
Financing Avail: Cash, Conventional, FHA, VA
Contract: 12/20/2015
Selling Agent: [Smiley Papenfus](#)
Sold Date: 01/30/2016

Agent ID: 261541931
Agent Fax: 813-684-8400
Office Fax: 813-684-8400
Price Change: 12/11/15
Owner Phone:
Management Contact Info:
Days to Cont: 31
Office: SIGNATURE REALTY ASSOCIATES
Sold Price: \$287,500

Agent Direct: 813-625-8795
Agent Pager/Cell: 813-625-8795
Call Center #:
Office ID: 771292
Office Phone: 813-684-9500
LP/SqFt: \$120.61
Expiration Date:
Listing Type: Exclusive Right to Sell
Exp Clsg Date: 01/30/2016
Days to Closed: 72

SP/SqFt: \$117.59

Terms: New FHA

Spec List Type: Variable Commission

Single Agent: 3%-\$395

Realtor Info: Brochure Available, Floor Plan Available, HOA Disclosure Available, Home Warranty, Sold As-Is

Confidential Info: Vacant, Var Rate Commsn

Showing Instructions: Appointment Only, Lock Box - Electronic, Use Request Showing button, Lock Box Coded

Driving Directions: Bloomingdale Avenue E to Bell Shoals; R/S to Glen Haven; L/E to Natures Way; R/S to Lornewood; R/W to 1205

Realtor Remarks: Sold AS-IS FOR SELLER CONVENIENCE. Furnishings available separately. Please refer to MLS Attachments for all Addenda, Floor Plan and Offer Instructions to be followed when submitting an offer. Upon leaving, please leave your card, ensure all lights are off, all exterior doors are locked, replace key in lock box and respond to requests for feedback. *Buyers' Home Warranty contingent upon qualified offer. Priced based on recent appraisal.

Seller Credit: \$0.00

Bonus: No

Non-Rep: 1%-\$395

SP/LP Ratio: 97,49

Bonus Exp Date:

Trans Broker: 3%-\$395