

**T2877529 1308 SHERIDAN BAY DR, RUSKIN, FL 33570****County:** Hillsborough

**Subdiv:** VENETIAN AT BAY PARK  
**Beds:** 3  
**Baths:** 2/1  
**Pool:** None  
**Style:** Single Family Home  
**Location:** Level, Sidewalk, Street Paved  
**Total Acreage:** Up to 10,889 Sq. Ft.  
**Garage/Carport:** 2 Car Garage, Attached  
**LP/SqFt:** \$57.23

**Status:** Pending  
**Backups Requested:** No  
**List Price:** \$125,000  
**Year Built:** 2007  
**Special Sale:** Short Sale  
**ADOM:** 2  
**CDOM:** 2  
**Pets:** Yes  
**SqFt Heated:** 2,184  
**Total SqFt:** 2,657

Short-sale - Fixer upper - see pics

**Land, Site, and Tax Information**

**SE/TP/RG:** 04-32-19  
**Subdivision #:**  
**Tax ID:** [U-04-32-19-820-000003-00004.0](#)  
**Taxes:** \$1,322.00  
**Homestead:** No **CDD:** No  
**Legal Desc:** VENETIAN AT BAY PARK LOT 4 BLOCK 3  
**Ownership:** Fee Simple  
**Book/Page:** 103-260  
**Existing Lease or Tenant:** No  
**Lot Dimensions:**  
**Water Frontage:**

**Zoning:** PD  
**Future Land Use:**  
**Zoning Comp:**  
**Tax Year:** 2016  
**Annual CDD Fee:**  
**Complex/Comm Name:**  
**Floor #:**  
**Lot Size Acres:** 0.14  
**Waterfront Ft:** 0

**Section #:** 04  
**Block/Parcel:** 3  
**Front Exposure:**  
**Lot #:** 4  
**Other Exemptions:**  
**Mill Rate:**  
**Flood Zone:** AE  
**Lot Size SqFt:** 6,103

**Interior Information**

**A/C:** Central  
**Heat/Fuel:** Fuel - Electric  
**Fireplace:** No  
**Utilities Data:** Public Utilities  
**Interior Feat:** Washer/Dryer Hookup  
**Appliances Incl:** Range

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

Room	Dim	Level	Floor Covering	Room	Dim	Level	Floor Covering
Dining Room	13x11	1st	Carpet	Kitchen	15x14	1st	Marmoleum
Living Room	18x14	1st	Carpet	Master Bedroom	18x14	2nd	Carpet
2nd Bedroom	11x11	2nd	Carpet	3rd Bedroom	11x11	2nd	

**Exterior Information**

**Ext Construction:** Block, Stucco, Wood Frame  
**Roof:** Shingle  
**Ext Features:** Fenced

**Description:** Two Story  
**Garage Dim:**

**Community Information**

**HOA / Comm Assn:** Required  
**Max Pet Wt:**  
**Can Property be Leased:** No

**HOA Fee:** \$198.00

**HOA Pmt Sched:** Quarterly  
**Pet Restrictions:** Non aggressive

**Mo Maint\$(add HOA):****Realtor Information**

**List Agent:** Smiley Papenfus  
**List Agent E-mail:** [SmileyPapenfus@gmail.com](mailto:SmileyPapenfus@gmail.com)  
**Office:** Signature Realty Associates  
**Original Price:** \$125,000  
**List Date:** 04/24/2017  
**Previous Price:**  
**Owner:** WAYNE & JAEMI DILLON  
**Financing Avail:**  
**Contract:** 04/26/2017  
**Selling Agent:** Smiley Papenfus  
**Spec List Type:** Not Applicable  
**Single Agent:** 3%-\$330

**List Agent ID:** 261536700  
**List Agent Fax:** 813-643-5776  
**Office Fax:** 813-643-5776

**List Agent Direct:** 813-689-3115  
**List Agent Cell:** 813-765-6145  
**Office ID:** 673900  
**Office Phone:** 813-689-3115  
**LP/SqFt:** \$57.23  
**Expiration Date:** 10/31/2017  
**Listing Type:** Exclusive Right to Sell

**Showing Instructions:** 24 Hour Notice, Appointment Only, Lock Box - Combination, Use Request Showing button, See Realtor Remarks  
**Driving Directions:** College Pkwy Right on 30th st SE. Left on 19th Ave, Left on 12th St, Left into the community.

**Realtor Remarks:** Short Sale - Seller moved out - there are several friends of friends living there - It took me an hour of negotiating to get in to get pics - Summary: Showing inside will be a challenge - Executive Title - As-is contract - 7 Day inspection - Square footage from public records - Room sizes approximate - Approval of the seller's lenders(s) may be conditioned upon the gross commission being reduced; any reduction of the gross commission will be apportioned or split between listing and cooperating brokers