

**T2897183 22701 WATSEEDGE BLVD, #12, LAND O LAKES, FL 34639****County:** Pasco

**Subdiv:** CHELSEA MEADOWS  
**Beds:** 2  
**Baths:** 1/1  
**Pool:** Community  
**Style:** Condo  
**Location:** Balcony, Level, Street Paved  
**Total Acreage:** Zero Lot Line  
**Minimum Lease Period:** 1 Year  
**Garage/Carpport:** None, None  
**LP/SqFt:** \$62.98  
**Sold Date:** 11/06/2017  
**Sold Price:** \$61,000  
**SP/SqFt:** \$59.11

**Status:** Sold  
**Backups Requested:** No  
**List Price:** \$65,000  
**Year Built:** 1988  
**Special Sale:** None  
**ADOM:** 34  
**CDOM:** 34

**Pets:** Yes  
**Max Times per Yr:**

**SqFt Heated:** 1,032  
**Total SqFt:** 1,160

Shows well - see pictures - Lovely setting - Lake, Pool, Basketball hoop - In good condition - Living room, sliding doors, covered porch, paved/fenced/private open patio - Dining room - L-shaped kitchen - Downstairs Guest bathroom/Laundry - 2 Large bedrooms upstairs & full bathroom - Deck off 2nd bedroom - Month to month tenant would like to stay on if possible - Give reasonable notice, like 35 days.

**Land, Site, and Tax Information**

**SE/TP/RG:** 18-26-19  
**Subdivision #:**  
**Tax ID:** 18-26-19-0240-10300-0120  
**Taxes:** \$515.00  
**Homestead:** No **CDD:** No  
**Legal Desc:** CHELSEA MEADOWS A CONDOMINIUM OR 6900 PG 460 BUILDING 103 UNIT 12 OR 8828 PG 940  
**Ownership:** Fee Simple  
**Book/Page:** 99-999  
**Existing Lease or Tenant:** Yes  
**Month to Month or Weekly:** Yes  
**Lot Dimensions:**  
**Water Frontage:**  
**Water Access:** Lake

**Zoning:** MPUD  
**Future Land Use:**  
**Zoning Comp:**  
**Tax Year:** 2016  
**Annual CDD Fee:**  
**Complex/Comm Name:**  
**Floor #:**  
**Monthly Rental Amount:** \$700  
**Lot Size Acres:** 59.78  
**Waterfront Ft:** 0  
**Water Name:**

**Section #:** 18  
**Block/Parcel:** 0  
**Front Exposure:**  
**Lot #:** 0  
**Other Exemptions:**  
**Mill Rate:**  
**Flood Zone:** X  
**End Date of Lease:** 08/31/2017  
**Lot Size SqFt:** 2,604,151

**Interior Information**

**A/C:** Central  
**Heat/Fuel:** Fuel - Electric  
**Fireplace:** No  
**Utilities Data:** Public Utilities  
**Interior Feat:** Blinds/Shades, Ceiling Fan(S), Washer/Dryer Hookup  
**Appliances Incl:** Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer  
**Kitchen Feat:** Pantry

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

**Additional Rooms:**

Room	Dim	Level	Floor Covering	Room	Dim	Level	Floor Covering
Living Room	15x12	1st	Ceramic Tile	Dining Room	9x6	1st	Ceramic Tile
Kitchen	10x8	1st	Ceramic Tile	Master Bedroom	13x12	2nd	Carpet
2nd Bedroom	12x12	2nd	Carpet				

**Exterior Information**

**Ext Construction:** Siding  
**Roof:** Shingle  
**Ext Features:** Patio/Porch/Deck Covered, Sliding Doors  
**Pool Features:**

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

**Community Information**

**Community Features:** Water Access  
**Fees Include:** Building Exterior, Ground Maintenance, Insurance Building, Maintenance/Repairs, Private Road, Roof, Trash Removal  
**HOA / Comm Assn:** Required **HOA Fee:** \$259.00  
**HOA Pmt Sched:** Monthly  
**Deed Restrictions:** Yes  
**Years of Ownership Prior to Leasing Required:** No

**Pool:** Community  
**Mo Maint\$(add HOA):**

**Can Property be Leased:** Yes  
**Association Approval Required:** No  
**Lease Restrictions:** No

**Realtor Information**

**List Agent:** [Smiley Papenfus](#)  
**List Agent E-mail:** [SmileyPapenfus@gmail.com](mailto:SmileyPapenfus@gmail.com)  
**Office:** Signature Realty Associates  
**Original Price:** \$59,900  
**List Date:** 08/04/2017  
**Previous Price:** \$59,900  
**Owner:** AILTON L GUIMARAES  
**Financing Avail:** Cash, Conventional  
**Contract:** 10/17/2017  
**Selling Agent:** Jhoanna Barturen  
**Sold Date:** 11/06/2017 **SP/SqFt:** \$59.11  
**Terms:** All Cash  
**Spec List Type:** Other  
**Single Agent:** 3%-\$59  
**Realtor Info:** No Sign

**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:** \$62.98  
**Expiration Date:** 01/31/2018  
**Listing Type:** Exclusive Right to Sell

**Price Change:** 10/02/17  
**Owner Phone:**  
**Association/Manager Contact Info:**  
**Days to Cont:** 74  
**Office:** RE/MAX BAY TO BAY  
**Sold Price:** \$61,000  
**Seller Credit:** \$0.00  
**Bonus:**  
**Non-Rep:** 1%-\$59

**Exp Clsg Date:** 11/08/2017  
**Days to Closed:** 94  
**SP/LP Ratio:** 93.85  
**Bonus Exp Date:**  
**Trans Broker:** 3%-\$59

**Confidential Info:** Tenant Occupied

**Showing Instructions:** 24 Hour Notice, Lock Box - Combination, Use Request Showing button, Pet on Premises

**Driving Directions:** US 41 North to East on Bell lake Rd. North on Alpine to the community. Building is on the left.

**Realtor Remarks:** Click on the show button - Sellers disclosure ATTACHED - Seller was pushed hard by realtor to list at this price and is looking for a full price offer - Use As-Is FAR/BAR (seller will do repairs) - Executive Title - 10 Day inspection period - Square footage drawn from public records - All room sizes are approximate.