

T2629072 11317 GRAND WINTHROP AVE, RIVERVIEW, FL 33578

County: Hillsborough
Subdiv: WINTHROP VILLAGE PH ONE-B
Beds: 3
Baths: 2/1
Pool: Community
Style: Single Family Home
Location: Sidewalk, Street Paved, In County
Total Acreage: Up to 10,889 Sq. Ft.
Garage/Carport: 2 Car Garage, Detached
LP/SqFt: \$126.89
Sold Date: 08/12/2014
Sold Price: \$196,000
SP/SqFt: \$127.60

Status: Sold
List Price: \$194,900
Year Built: 2011
Special Sale: None
ADOM: 94
CDOM: 94

Pets: Yes

SqFt Heated: 1,536
Total SqFt: 2,371

Welcome home to Winthrop Village! This neo-traditional community by Taylor Morrison is complete with white picket fences, pedestrian-friendly streets and plenty of restaurant and retail establishments just a few blocks away. This 3-year new "Kingston" model features 3-bedrooms, 2.5 baths, a 2-car detached garage and TWO covered porches for relaxing at the end of the day. Situated on an extra-wide lot, the backyard offers plenty of room for a small pool or spa. The light and bright kitchen opens to the great room and features rich, wood cabinetry, granite countertops, black appliances, a breakfast bar and spacious walk-in pantry. Upstairs, you'll find three bedrooms, two full baths and laundry. The master suite features dual vanities in the bath and a walk-in closet. Neutral paint, tile (downstairs) and carpet (upstairs) make this home a fresh canvas for its lucky new owner. Home is just 1/2 block from the community pool and playground. Pre-wired for surround sound. In-wall pest control. Convenient to I-4 and the Selmon Expressway. American Home Shield Warranty conveys with home.

Land, Site, and Tax Information**SE/TP/RG:** 09-30-20**Subdivision #:** 97Y**Tax ID:** [U-09-30-20-97Y-000000-00048.0](#)**Taxes:** \$2,194.00**Homestead:** Yes **CDD:** No**Legal Desc:** WINTHROP VILLAGE PHASE ONE-B LOT 48**Ownership:** Fee Simple**Book/Page:** 111/33**Lot Dimensions:** 48.0X102.0**Zoning:** PD-MU**Future Land Use:** 0115**Zoning Comp:****Tax Year:** 2013**Annual CDD Fee:****Complex/Comm Name:****Floor #:****Lot Size Acres:** 0.11**Section #:** 09**Block/Parcel:** 000000**Front Exposure:****Lot #:** 00048**Other Exemptions:****Mill Rate:** 19.9843**Flood Zone:** X**Lot Size SqFt:** 4,792**Interior Information****A/C:** Central**Heat/Fuel:** Central, Fuel - Electric**Fireplace:** No**Utilities Data:** Electric, Public Utilities**Interior Layout:** Eating Space In Kitchen**Interior Feat:** Attic, Blinds/Shades, Smoke Alarm(S), Solid Surface Counters, Solid Wood Cabinets, Walk In Closet, Washer/Dryer Hookup, Washer/Dryer Hookup**Master Bath:** Dual Sinks, Shower No Tub**Appliances Incl:** Disposal, Dishwasher, Microwave Hood, Range, Refrigerator**Kitchen Feat:** Breakfast Bar, Walk In Pantry

Room	Dim	Level	Floor Covering	Room	Dim	Level	Floor Covering
2nd Bedroom	10x10			3rd Bedroom	10x10		
Dining Room	11x10			Kitchen	10x10		
Living Room	13x16			Master Bedroom	13x16		
Balcony/Porch/Lanai	25x08						

Floor Covering: Ceramic Tile, Carpet**Security Sys:****SqFt Source:** Public Records**Exterior Information****Ext Construction:** Block, Stucco**Roof:** Shingle**Ext Features:** Patio/Porch/Deck Covered**Pool:** In Ground**Description:** Two Story**Garage Dim:** 21x20**Pool Dim:****Community Information****Community Features:** Playground, Fees Required, Deed Restrictions**Maintenance Includes:** Community Pool, Ground Maintenance, Recreational Facilities**HOA / Comm Assn:** Required**HOA Fee:** \$618.00**HOA Pmt Sched:** Quarterly**Mo Maint\$(add HOA):****Realtor Information****List Agent:** CAROLYN REYNOLDS**List Agent 2:** RYAN SCHULZE**E-mail:** carolyn.reynolds@outlook.com**Sales Team:****Office:** KELLER WILLIAMS TAMPA PROP.**Original Price:** \$194,900**List Date:** 05/09/2014**Owner:** CANTILLO STEVEN**Financing Avail:** Cash, Conventional, FHA, VA**Contract:** 06/26/2014**Selling Agent:** SMILEY PAPANFUS**Sold Date:** 08/12/2014**SP/SqFt:** \$127.60**Terms:** New Conventional**Spec List Type:** Exclusion**Single Agent:** 2.5%-\$350**Realtor Info:** Floor Plan Available, HOA Disclosure Available, Home Warranty, Seller Property Disclosure, Sold As-Is**Confidential Info:** Owner Occupied**Showing Instructions:** 24 Hour Notice, Appointment Only, Call Before Showing, Contact Call Center, Lock Box - Electronic**Driving Directions:** From US 301, head east on Bloomingdale just past Providence Road. Turn right on Winthrop Commerce Avenue, then left onto Hadley Commons, then left onto Grand Winthrop Avenue. Blue home is on the right.**Realtor Remarks:** 24-hour notice required. Use Show Button or call Showing Time at 800-746-9464. See attachments for all disclosures and addenda. Submit all offers on FAR/BAR As-Is with proof of funds or pre-approval and a Buyer-signed Brokerage Relationship Disclosure. PLEASE PROVIDE FEEDBACK VIA SHOWING TIME. Masterpiece Title will close this transaction.**Agent ID:** 261544690**Agent ID 2:** 261543845**Agent Fax:** 813-960-4443**Office Fax:** 813-960-4443**Owner Phone:****Management Contact Info:****Days to Cont:** 48**Office:** SIGNATURE REALTY ASSOCIATES**Sold Price:** \$196,000**Seller Credit:** \$5,880.00**Bonus:** No**Non-Rep:** 0%**Agent Direct:** 813-334-8869**Agent 2 Phone:** 813-495-2549**Agent Pager/Cell:** 813-334-8869**Call Center #:** 800-746-9464**Office ID:** 771620**Office Phone:** 8132647754**LP/SqFt:** \$126.89**Listing Type:** Exclusive Right to Sell**Exp Clsg Date:** 07/29/2014**Days to Closed:** 95**SP/LP Ratio:** 100.56**Bonus Exp Date:****Trans Broker:** 2.5%-\$350