



County: Hillsborough
Subdiv: MAGNOLIA TRAILS
Beds: 4
Baths: 2/1
Pool: None
Style: Single Family Home
Location: Cul-de-sac
Total Acreage: Up to 10,889 Sq. Ft.
Minimum Lease Period: 1 Year
Garage/Carport: 2 Car Garage, Attached
LP/SqFt: \$53.53
Sold Date: 07/22/2016
Sold Price: \$145,000
SP/SqFt: \$53.53

Status: Sold
List Price: \$145,000
Year Built: 2007
Special Sale: Short Sale
ADOM: 28
CDOM: 28

Pets: Yes
Max Times per Yr:
SqFt Heated: 2,709
Total SqFt: 4,356

Short sale -- Bank Approved Price back on the market - buyers financing fell through -- 4/2.5/2+BONUS ROOM -- 2,709/3,275 heated & total Sq/Ft -- 2007 -- Spacious house in decent condition - a very good buy at the price -- A straight shot North on US 41 connects to the cross-town (very quick to get in & out of Tampa) -- There is a railway line behind the house out of sight with back yard fence -- LEASED TILL 2016/04/30.

Land, Site, and Tax Information

SE/TP/RG: 35-30-19
Subdivision #:
Tax ID: [U-35-30-19-810-000000-00030.0](#)
Taxes: \$2,808.00
Homestead: No **CDD:** No
Legal Desc: MAGNOLIA TRAILS LOT 30
Ownership: Fee Simple
Book/Page: 103-118
Existing Lease or Tenant: Yes
Lot Dimensions:

Zoning: PD-MU
Future Land Use:
Zoning Comp:
Tax Year: 2015
Annual CDD Fee:

Section #: 35
Block/Parcel: zzz
Front Exposure:
Lot #: 30
Other Exemptions:
Mill Rate: 19.4610

Complex/Comm Name:
Floor #:

Flood Zone:
End Date of Lease: 04/30/2016
Lot Size SqFt: 4,356

Interior Information

A/C: Central
Heat/Fuel: Fuel - Electric
Fireplace: No
Utilities Data: BB/HS Internet Avail
Interior Feat: Blinds/Shades
Appliances Incl: Dishwasher, Microwave, Range, Refrigerator

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

Room	Dim	Level	Floor Covering	Room	Dim	Level	Floor Covering
Living Room	21x17	1st	Carpet	Dining Room	15x16	1st	Carpet
Kitchen	17x12	1st	Marmoleum	Den/Library/Office	11x10	1st	Carpet
Master Bedroom	18x18	2nd	Carpet	2nd Bedroom	12x12	2nd	Carpet
3rd Bedroom	11x10	2nd	Carpet	4th Bedroom	12x10	2nd	Carpet

Exterior Information

Ext Construction: Block
Roof: Shingle
Ext Features: Sliding Doors

Description: Two Story
Garage Dim:

Community Information

HOA / Comm Assn: Required
Elementary School: Corr-HB
Can Property be Leased: No
Association Approval Required: No
Lease Restrictions: No

HOA Fee: \$135.00
HOA Pmt Sched: Quarterly
Middle School: Eisenhower-HB
Years of Ownership Prior to Leasing Required: No

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

Realtor Information

List Agent: [Smiley Papenfus](#)
E-mail: SmileyPapenfus@gmail.com
Office: SIGNATURE REALTY ASSOCIATES

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

Agent Direct: 813-600-3292
Agent Pager/Cell: 813-765-6145
Office ID: 673900
Office Phone: 8136893115
LP/SqFt: \$53.53
Expiration Date: 09/30/2016
Listing Type: Exclusive Right to Sell

Original Price:
List Date: 10/06/2015
Previous Price: \$155,000
Owner: WESLEY A & ANTJE COOK
Financing Avail:
Contract: 05/05/2016
Selling Agent: Smiley Papenfus
Sold Date: 07/22/2016
Terms: New Conventional
Spec List Type: Other
Single Agent: 3%-\$330

Price Change: 10/20/15
Owner Phone:
Management Contact Info:
Days to Cont: 212
Office: SIGNATURE REALTY ASSOCIATES
Sold Price: \$145,000
Seller Credit: \$0.00
Bonus:
Non-Rep: 0%

SP/SqFt: \$53.53
Exp Clsg Date: 07/15/2016
Days to Closed: 290
SP/LP Ratio: 100.00
Bonus Exp Date:
Trans Broker: 3%-\$330

Realtor Info: No Sign, Sold As-Is, Subject to Approval
Confidential Info: Pet on Premises, Pre-Foreclosure
Showing Instructions: 24 Hour Notice, Call Listing Agent, Lock Box - Combination, Use Request Showing button
Driving Directions: From Gibsonton Dr South on 41 -- Cross Dug Creek -- Make a U-turn -- Right into Cherry Blossom Trail -- Left into Magnolia Trails.
Realtor Remarks: Short Sale - Call Smiley for combo code 813.600.3292 - Tenant needs to put his 2 German Shepherds into their crates - Square footage from county 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.