

**T2814954 428 REGAL PARK DR, VALRICO, FL 33594**

**County:** Hillsborough  
**Subdiv:** VALRICO MANOR UNIT 03  
**Beds:** 3  
**Baths:** 2/0  
**Pool:** None  
**Style:** Single Family Home  
**Location:** Close to Bus Line, In County, Sidewalk, Street Paved  
**Total Acreage:** Up to 10,889 Sq. Ft.  
**Minimum Lease Period:** No Minimum  
**Garage/Carport:** 1 Car Garage, Attached, Washer/Dryer Hookup  
**LP/SqFt:** \$114.26  
**Sold Date:** 06/20/2016  
**Sold Price:** \$135,000  
**SP/SqFt:** \$115.98

**Status:** Sold  
**List Price:** \$133,000  
**Year Built:** 1988  
**Special Sale:** None  
**ADOM:** 7  
**CDOM:** 7  
**Pets:** Yes  
**Max Times per Yr:**  
**SqFt Heated:** 1,164  
**Total SqFt:** 1,684

Great opportunity to own this 3BD/2BA/1 Car garage in the Valrico Manor Community. The home boasts a roof that was installed in 2014. The home features a Living Room/Dining Room Combination, and a split bedroom plan. The kitchen has a breakfast bar. The home also boasts a large screened patio/porch that is ideal for entertaining, or just relaxing. The Community offers a Park with playground equipment. Location provides for easy access to local shopping and dining. Location also provides for an easy commute to downtown Brandon, the Towncenter Mall, and all major highway systems to downtown Tampa, and McDill A.F.B.

**Land, Site, and Tax Information**

**SE/TP/RG:** 25-29-20  
**Subdivision #:**  
**Tax ID:** [U-25-29-20-2FP-000001-00004.0](#)  
**Taxes:** \$1,880.00  
**Homestead:** No      **CDD:** No  
**Alt Key/Folio #:**  
**Legal Desc:** VALRICO MANOR UNIT 3 LOT 4 BLOCK 1  
**Ownership:** Fee Simple  
**Book/Page:** 59-39  
**Existing Lease or Tenant:** Yes  
**Lot Dimensions:**  
**Water Frontage:**

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

**Section #:** 25  
**Block/Parcel:** 1  
**Front Exposure:**  
**Lot #:** 4  
**Other Exemptions:**  
**Add Parcel:** Yes  
**Mill Rate:**

**Complex/Comm Name:**  
**Floor #:**

**Lot Size Acres:** 0.19  
**Waterfront Ft:** 0

**Flood Zone:** X  
**End Date of Lease:** 07/31/2016  
**Lot Size SqFt:** 8,064

**Interior Information**

**A/C:** Central  
**Heat/Fuel:** Central  
**Fireplace:** No  
**Utilities Data:** Public Utilities  
**Interior Layout:** Living Room/Dining Room Combo, Split Bedroom  
**Interior Feat:** Ceiling Fan(S), Smoke Alarm(S), Unfurnished  
**Appliances Incl:** Dishwasher, Disposal, Microwave, Oven, Range  
**Kitchen Feat:** Breakfast Bar

**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	12x10	1st	Ceramic Tile	Kitchen	10x9	1st	Ceramic Tile
Master Bedroom	10x12	1st	Carpet				

**Exterior Information**

**Ext Construction:** Block  
**Roof:** Shingle  
**Ext Features:** Patio/Porch/Deck Screened

**Description:** One Story  
**Garage Dim:**

**Community Information**

**Community Features:** Playground  
**HOA / Comm Assn:** None  
**Can Property be Leased:** Yes  
**Association Approval Required:** No  
**Lease Restrictions:** No

**Years of Ownership Prior to Leasing Required:** No

**Realtor Information**

**List Agent:** Susan Anderson, PA  
**E-mail:** [susan\\_anderson@outlook.com](mailto:susan_anderson@outlook.com)  
**Sales Team:**  
**Office:** COLDWELL BANKER RESIDENTIAL  
**Original Price:** \$133,000  
**List Date:** 04/22/2016  
**Owner:**  
**Financing Avail:** Cash, Conventional, FHA, VA  
**Contract:** 04/29/2016  
**Selling Agent:** Smiley Papenfus  
**Sold Date:** 06/20/2016      **SP/SqFt:** \$115.98  
**Terms:** New FHA  
**Spec List Type:** Variable Commission  
**Single Agent:** 3%-\$250  
**Realtor Info:** Sold As-Is  
**Showing Instructions:** 24 Hour Notice, Appointment Only, See Realtor Remarks  
**Driving Directions:** West on HWY 60, to right on Valrico Road, to right on Paladin CT, to left on Regal Park Dr., to house  
**Realtor Remarks:** Sold As Is For Seller's Convenience. Tenant Occupied. 24 Hour Notice for showing is required. Call Jennifer Boleyn at 813-817-2454 for showing requests or questions. All room sizes are approximate. See Attachments.

**Agent ID:** 261506443  
**Agent Fax:** 813-654-3457  
**Office Fax:** 813-654-3457  
**Owner Phone:**  
**Management Contact Info:**  
**Days to Cont:** 7  
**Office:** SIGNATURE REALTY ASSOCIATES  
**Sold Price:** \$135,000  
**Seller Credit:** \$0.00  
**Bonus:**  
**Non-Rep:** 0%

**Agent Direct:** 813-685-7755  
**Agent Pager/Cell:** 813-545-9264  
**Call Center #:** 800-746-9464  
**Office ID:** 639511  
**Office Phone:** 813-685-7755  
**LP/SqFt:** \$114.26  
**Listing Type:** Exclusive Right to Sell  
**Exp Clsg Date:** 08/01/2016  
**Days to Closed:** 59  
**SP/LP Ratio:** 101.50  
**Bonus Exp Date:**  
**Trans Broker:** 3%-\$250