

Bradley Freeman

Bank On It Realty
Office: (954) 515-0030
Fax: (954) 515-0033

Brad@BankOnIt.com

Property 1 Information



16808 WOBURN LANE, LUTZ, FL 33549

Price:	\$334,500	MLS Listing ID:	T3134994
Status:	Sold (03/20/2019)	MLS Association:	Stellar MLS
Type:	Single Family	MLS Area:	33549 - Lutz
Beds:	4	City:	Lutz
Full Baths:	2	County:	Hillsborough
Half Baths:	0	Community:	CHAPMAN MANORS
Year Built:	1992	Acres:	.23
Living Sq Ft:	2,266	Lot Sqft:	10,000
Virtual Tour:	https://www.propertypanorama.com/instaview/mfr/T3134994		

Property Description

Public Remarks: New roof installed July 2018. Your dream home awaits in this beautiful, much sought after neighborhood of Windsor Park. Move in ready and pristinely maintained, this 4/2 has an inviting floor plan with exceptional flow from the interior space to the lush landscape. Well equipped kitchen, inviting family room space with a fireplace, formal living room and dining room, private main bedroom suite with two walk in closets, a shower and a garden tub in addition to double sinks. Second bathroom leads out to the sparkling pool screened in with a retractable pool baby gate for your enjoyment. Side entry, oversized two car garage with a keypad entry. This exquisite community offers private tennis and basketball courts, and open air pavilion, three parks, a dog park, playground, lakes and ponds, RV & boat storage area. Centrally located to many popular conveniences.

Driving Directions: North Bearss on Nebraska Ave, head East on East Chapman to left on Windsor Park Drive, right on Longleat Dr and left on Woburn Ln. Property is on the left.

Legal Description: CHAPMAN MANORS LOT 4 BLOCK 6

Private Remarks: Use showing time button. Electronic lock box on front door. Email all offers to Fernanda.Mandese@gmail.com with pre approval or POF attached. Title Company is Brokers Title of Tampa, LLC 3644 Madaca Lane, Tampa, FL 33618. Contact is Shawntel Lamarca slamarca@brokerstitle.net 813-704-2488. Buyer to verify dimensions.

Showing Instructions: Lock Box Electronic, ShowingTime

Features

General Info: Pets allowed

Community: Community park(s), Community children's play area, Community tennis court(s), Gated community

Recreation: Swimming pool, In-ground swimming pool

Lot Size: Lot size is 1/4 acre or less

Fencing: Fenced yard

Parking: Covered parking area, Parking pad, Automatic garage door, Oversized garage

Construction: Stucco exterior

Foundation: Slab foundation

Roof: Shingle roof

Exterior: Enclosed patio, Covered porch

Heating/Cooling: Central air conditioning, Central heat, Electric heating

Interior: Ceiling fan(s), Walk-in closet(s), Open floor plan, Secondary bedrooms split from master bedroom

Flooring: Tile flooring, Hardwood floors

Fireplace(s): Living room fireplace, Fireplace(s), Woodburning fireplace

Rooms: Formal dining room, Formal living room, Living/dining room combination, Attic, Eat in kitchen

Utilities: Public sewer services, Public water supply, TV cable available

Inclusions: Microwave oven, Disposal, Dishwasher, Refrigerator, Range and Oven

Financial: Home owners fee

Room Information

Master Bedroom:	18x12	Bedroom 2:	11x12	Bedroom 3:	11x12	Bedroom 4:	11x14	Kitchen:	11x15
Dining Room:	10x14	Living Room:	15x18	Family Room:	19x23				

Sold Information

Sold Date:	03/20/2019	Original Price:	\$369,900	Selling Agent:	Melissa Mekdeci
Sold Price:	\$334,500	Sales Team:		Selling Office:	FUTURE HOME REALTY INC

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Licensee Detail Report + Photos

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Property 1 Information Continued

Property Information

Lot:	4	Zoning:	PD	Elem School:	Maniscalco-HB
Block:	6	APN:	U-25-27-18-0LU-000006-00004.0	Middle School:	Liberty-HB
Unit:		Lot Dimensions:		High School:	Freedom-HB

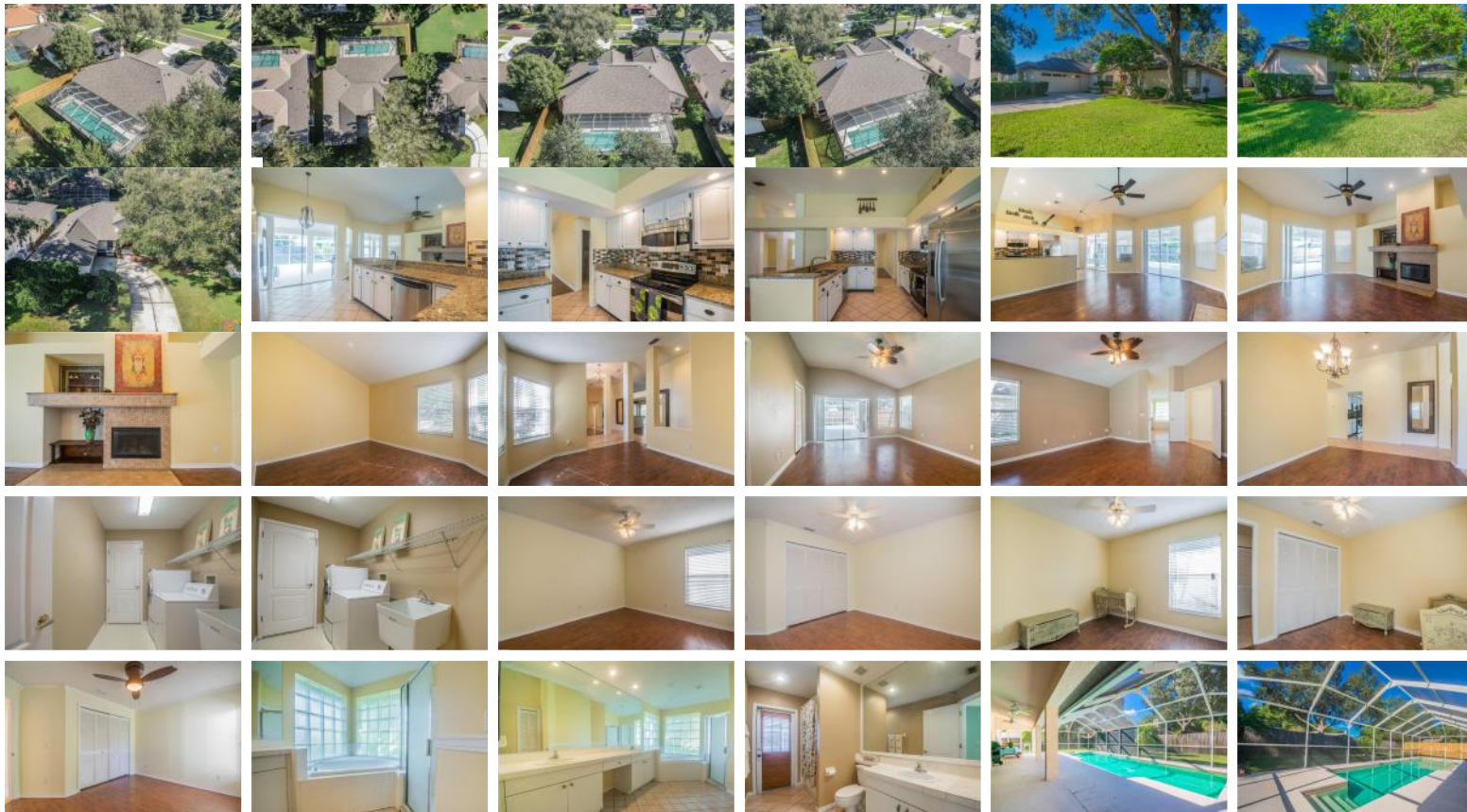
Financial Information

HOA Fee:	\$300	Maintenance Fee:		Terms:	
HOA Freq:	Quarterly	Maintenance Freq:		Possession:	
Taxes:	\$3,019	Tax Year:	2017	Homestead:	Y

Listing Information

Owner Name:		Owner Phone:		Bonus:	
Buyer Agent Comp:	2.5%-\$250	Non Rep Comp:	0%	Trans Agent Comp:	2.5%-\$250
Licensee Name:	Maria Fernan Mandese	Office Name:	Future Home Realty Inc Inc	Office Address:	13029 West Linebaugh Ave Suite101
Licensee Phone:		Office Phone:	(813) 855-4982		Tampa, FL 33626
Licensee Fax:		Office Fax:	(813) 855-4781	Broker Name:	Robert T. McDugald
Licensee Toll Free:		Office Toll Free:		Broker Phone:	
Licensee Email:	Fernanda.mandese@gmail.com	Office Email:	BobMcD@FutureHomeRealty.com	Broker Email:	bobmcd@futurehomerealty.com

Additional Images



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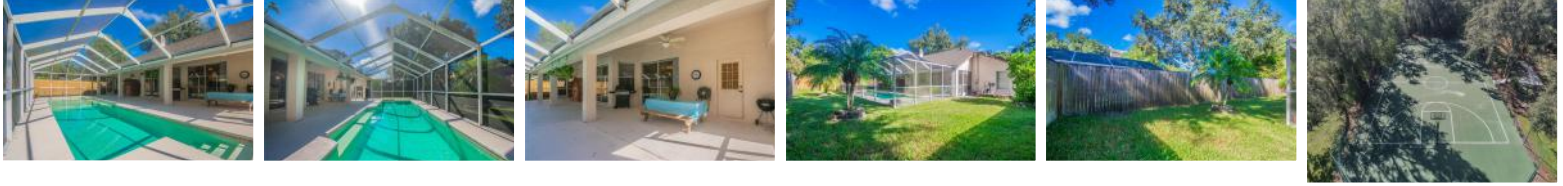
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Property 1 Information Continued

Additional Images Continued



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Property 2 Information



16814 BLENHEIM DRIVE, LUTZ, FL 33549

Price:	\$335,000	MLS Listing ID:	T3200963
Status:	Active	MLS Association:	Stellar MLS
Type:	Single Family	MLS Area:	33549 - Lutz
Beds:	4	City:	Lutz
Full Baths:	2	County:	Hillsborough
Half Baths:	0	Community:	CHAPMAN MANORS
Year Built:	1994	Acres:	.23
Living Sq Ft:	2,293	Lot Sqft:	10,000
Virtual Tour:	https://www.propertypanorama.com/instaview/stellar/T3200963		

Property Description

Public Remarks: Attractive, Spacious, & Open Floor Plan, offered in this 4 Bedroom, 2 Bathroom Home, PLUS an Office/Living Room, and a 2 Car Garage! OVERSIZED, FENCED BACKYARD-Room for Pool, Play Area & Pets! 24 Hour Guarded Community Entrance! ROOF ONLY 6 YEARS OLD! The Generous Owners Suite features Sliding Glass Doors to the Lanai, WALK IN CLOSETS, Vaulted Ceiling & a Sitting Area! There's loads of counter space in the Bathroom, DUAL SINKS, Separate Garden Tuband Shower! The OPEN KITCHEN offers an EAT IN AREA, Double Pantry, & overlooks the Familyroom and Beautiful WOODBURNING FIREPLACE! All kitchen appliances, & washer/dryer included! Some extra features include: CROWN MOLDING, STORM SHUTTERS, Ceiling Fans, Window Treatments and Blinds, and a LARGE INSIDE LAUNDRY ROOM! Peaceful, TREE LINED, COMMUNITY, offering Parks, Playground, Covered & Screened Pavilion, Hiking Trail, Soccer Area, Tennis and Basketball Courts! RV & BOAT STORAGE available for additional fee! LOW HOA & NO CDD Fee! Convenient location-with easy access to I-275, USF, Downtown Tampa, Shopping Malls, Hospitals, Dining and Tampa International Airport!

Driving Directions: From I-275, take Bearss Ave. East to Nebraska Ave., turn left and proceed to E. Chapman Rd., turn right, turn left onto Windsor Park Dr., then right onto Blenheim Dr.

Legal Description: CHAPMAN MANORS LOT 47 BLOCK 2

Private Remarks: Spa on lanai is not warranted. Seller has been unable to use it and cannot warrant its condition.

Showing Instructions: Appointment Only, Lock Box Electronic, Occupied, Showing Time

Features

General Info: Pets allowed

Location: Southern exposure

Community: Community park(s), Community children's play area, Community tennis court(s), Gated community

Stories: Single story

Lot: Landscape sprinklers, Oversized lot

Lot Size: Lot size is 1/4 acre or less

Fencing: Fenced yard

Parking: Automatic garage door

Construction: Concrete block\stucco, Stucco exterior

Foundation: Slab foundation

Roof: Shingle roof

Exterior: Patio, Enclosed patio, Covered porch, Outdoor lights

Heating/Cooling: Central air conditioning, Central heat, Electric heating

Interior: Ceiling fan(s), Vaulted ceilings, Walk-in closet(s), Window treatments, Open floor plan, Secondary bedrooms split from master bedroom

Flooring: Carpet, Tile flooring, Hardwood floors

Win/Doors: Hurricane awnings, Sliding glass door(s)

Fireplace(s): Family room fireplace, Fireplace(s), Woodburning fireplace

Rooms: Formal dining room, Den, Great room, Attic, Eat in kitchen

Laundry: Indoor laundry room

Utilities: Public sewer services, Public water supply, TV cable available

Inclusions: Microwave oven, Disposal, Dishwasher, Refrigerator, Clothes washer, Clothes dryer, Built-in oven, Range and Oven

Financial: Home owners fee

Room Information

Master Bedroom:	14x14	Bedroom 2:	12x11	Bedroom 3:	10x10	Bedroom 4:	12x10	Kitchen:	11x17
Dining Room:	12x13	Living Room:	14x11	Family Room:	15x17				

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Property 2 Information Continued

Property Information

Lot:	47	Zoning:	PD	Elem School:	Maniscalco-HB
Block:	2	APN:	U-30-27-19-0LU-000002-00047.0	Middle School:	Liberty-HB
Unit:		Lot Dimensions:	80x125	High School:	Freedom-HB

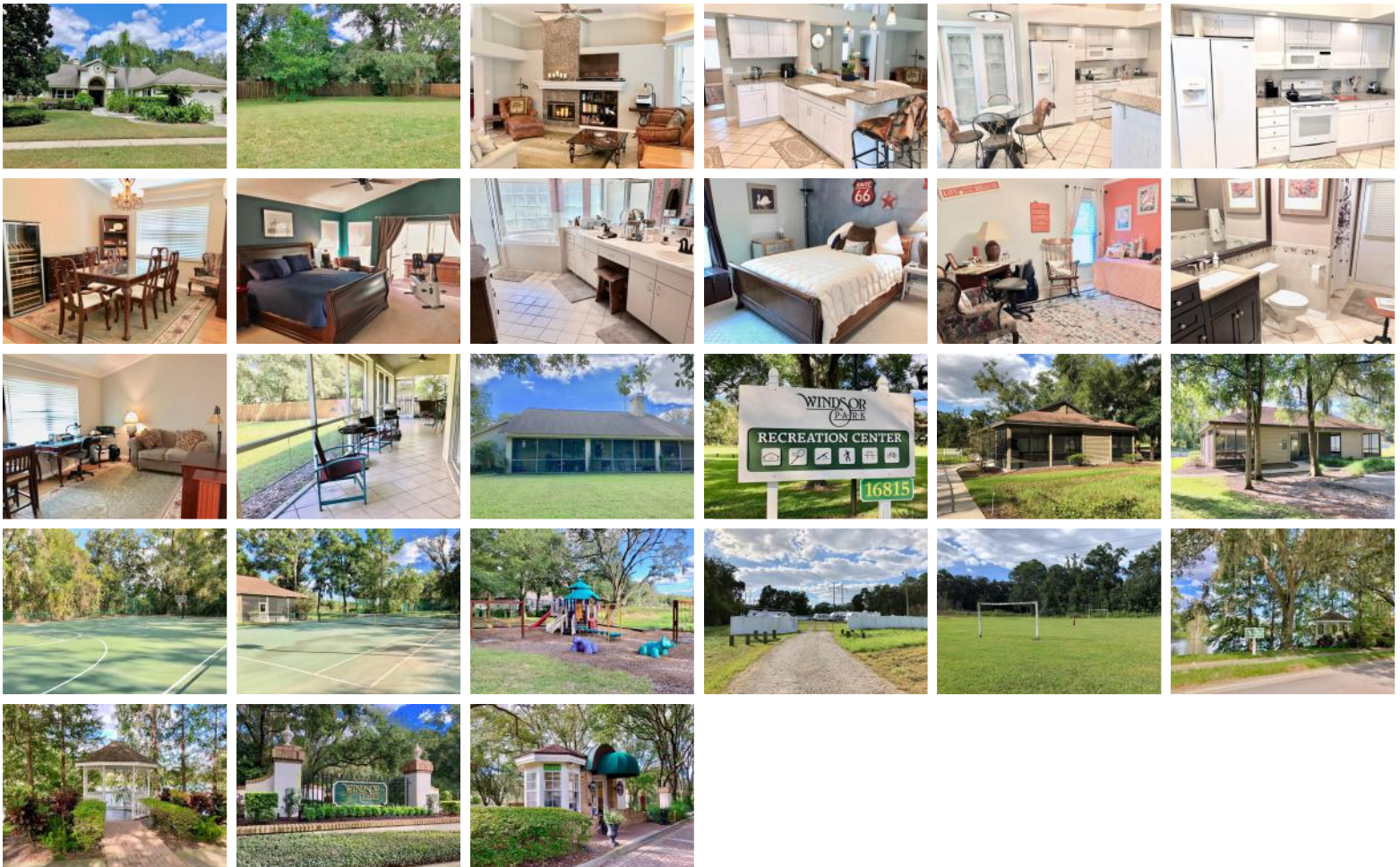
Financial Information

HOA Fee:	\$300	Maintenance Fee:		Terms:	
HOA Freq:	Quarterly	Maintenance Freq:		Possession:	
Taxes:	\$2,685	Tax Year:	2018	Homestead:	Y

Listing Information

Owner Name:		Owner Phone:		Bonus:	
Buyer Agent Comp:	3%-\$295	Non Rep Comp:	3%-\$295	Trans Agent Comp:	3%-\$295
Licensee Name:	Doreen M. Ide	Office Name:	Coldwell Banker Residential Real Estate, INC. Real Estate, INC.	Office Address:	19026 Bruce B. Downs Blvd.
Licensee Phone:	(813) 629-1181	Office Phone:	(813) 977-3500		Tampa, FL 33647
Licensee Fax:	(813) 971-3352	Office Fax:	(813) 971-3352	Broker Name:	Julia Stander
Licensee Toll Free:		Office Toll Free:	(800) 897-0462	Broker Phone:	(813) 963-1177
Licensee Email:	doreenide@verizon.net	Office Email:	judy.schaffer@floridamoves.com	Broker Email:	julia.stander@floridamoves.com

Additional Images



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Property 3 Information



16720 LONGLEAT DRIVE, LUTZ, FL 33549

Price:	\$335,000	MLS Listing ID:	T3207315
Status:	Active	MLS Association:	Stellar MLS
Type:	Single Family	MLS Area:	33549 - Lutz
Beds:	3	City:	Lutz
Full Baths:	2	County:	Hillsborough
Half Baths:	0	Community:	CHAPMAN MANORS
Year Built:	1992	Acres:	.27
Living Sq Ft:	2,057	Lot Sqft:	11,830
Virtual Tour:			

Property Description

- Public Remarks:** In the very sought-after community of Windsor Park, often referred to as a 'diamond in the rough' this lovely 3/2 pool home has been meticulously maintained. With it's delightful curb appeal, classic white roof, bold tropical exterior color and one of best conservation backdrops in the neighborhood, this property epitomizes the charm of this Taylor Woodrow planned community. The three bedroom split floor plan suits Florida living to a T. It offers comfortable separation between the master suite and most of the rest of the house. The family room/kitchen combination is ideal for entertaining and for the kitchen crew to stay connected to family room activities. The master bedroom has it's own private, nicely equipped master bath. Comfortable walk-in closet, dual sinks and separate tub and shower check off most the boxes for the discriminating buyer in this market today. The home is built around the enclosed pool with slider access from master bedroom, living room and family room, all of which have high volume ceilings and unique architectural lines. The pool and lanai are the frosting on the cake.... great outdoor entertaining space. The pool resurfacing will be scheduled to occur before closing the sale and the seller is very willing to entertain a flooring allowance as well. Windsor Park is located with convenience to a number of business centers including New Tampa, Carrollwood, I-275, Veterans Expressway, and USF.
- Driving Directions:** Nebraska to 1 mile north of Bearss, head east on E Chapman to left at Windsor Park entrance. Windsor Park Dr to R on Longleat Ave to address.
- Legal Description:** CHAPMAN MANORS LOT 63 BLOCK 2
- Private Remarks:** Please schedule a showing for this property through Centralized Showing Services at 888-998-9005. Also, please inform your buyer that the home is under video surveillance that will remain on during your visit.
- Showing Instructions:** Appointment Only, Contact Call Center, Lock Box Electronic

Features

- General Info:** Pets allowed
- Location:** Western exposure
- Style:** Ranch style
- Community:** Community park(s), Community children's play area, Community tennis court(s), Gated community
- Stories:** Single story
- Recreation:** Swimming pool, In-ground swimming pool, In-ground, screen enclosed swimming pool
- Lot:** Landscape sprinklers
- Lot Size:** Lot size between 1/4 and 1/2 acre
- Parking:** Automatic garage door
- Construction:** Concrete block\stucco, Stucco exterior
- Foundation:** Slab foundation
- Roof:** Tile roof
- Exterior:** Enclosed patio, Covered porch
- Heating/Cooling:** Central air conditioning, Central heat, Electric heating
- Interior:** Ceiling fan(s), Vaulted ceilings, Walk-in closet(s), Open floor plan, Secondary bedrooms split from master bedroom
- Flooring:** Carpet, Tile flooring
- Win/Doors:** Sliding glass door(s)
- Fireplace(s):** Family room fireplace, Fireplace(s), Woodburning fireplace
- Laundry:** Indoor laundry room
- Utilities:** Public sewer services, Public water supply, TV cable available
- Inclusions:** Microwave oven, Dishwasher, Refrigerator, Clothes washer, Clothes dryer, Range and Oven
- Financial:** Home owners fee

Room Information

Master Bedroom:	14x17	Bedroom 3:	12x12	Kitchen:	12x20	Dining Room:	12x12	Living Room:	18x12
Family Room:	18x18								

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Property 3 Information Continued

Property Information

Lot:	63	Zoning:	PD	Elem School:	Maniscalco-HB
Block:	2	APN:	U 25 18 0LU 000002 00063.0	Middle School:	Liberty-HB
Unit:		Lot Dimensions:	91x130	High School:	Freedom-HB

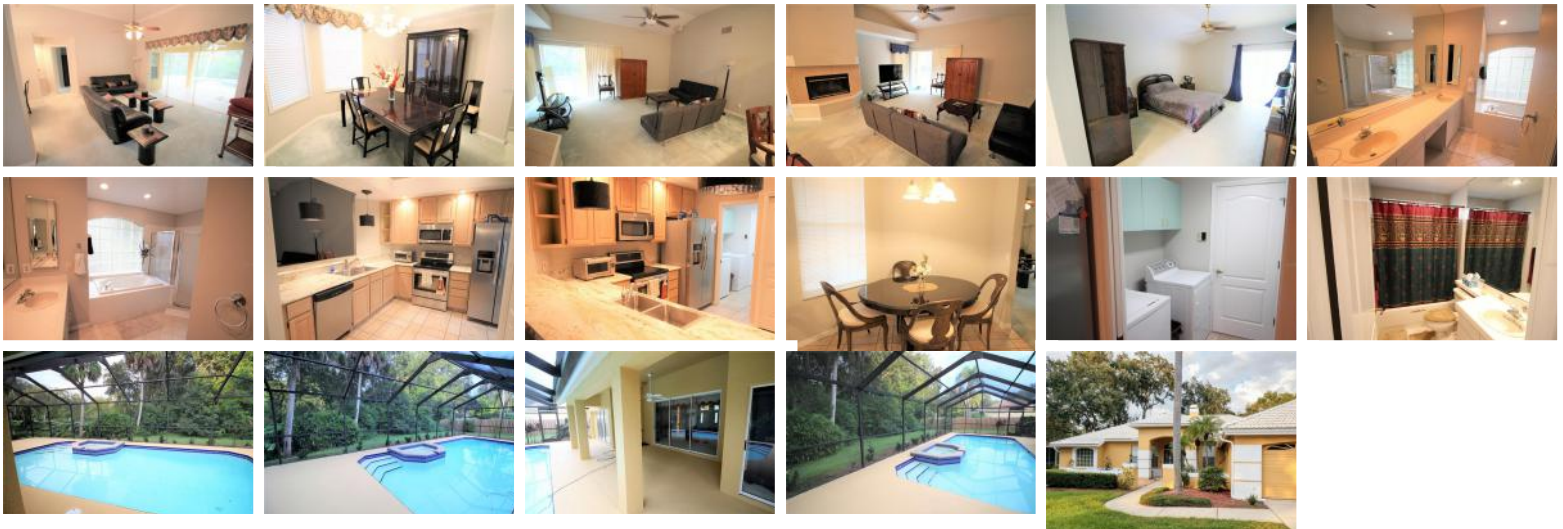
Financial Information

HOA Fee:	\$300	Maintenance Fee:		Terms:	
HOA Freq:	Quarterly	Maintenance Freq:		Possession:	
Taxes:	\$3,100	Tax Year:	2018	Homestead:	Y

Listing Information

Owner Name:	UNDISCLOSED	Owner Phone:		Bonus:	
Buyer Agent Comp:	3%-\$300	Non Rep Comp:	3%-\$300	Trans Agent Comp:	3%-\$300
Licensee Name:	Daniel W. Warfield	Office Name:	Keller Williams Tampa Prop.	Office Address:	5020 W. Linebaugh suite 100
Licensee Phone:		Office Phone:	(813) 264-7754		Tampa, FL 33624
Licensee Fax:		Office Fax:	(813) 960-4443	Broker Name:	Ginger Perkins
Licensee Toll Free:		Office Toll Free:		Broker Phone:	(813) 319-6248
Licensee Email:	dwwarfield@aol.com	Office Email:		Broker Email:	ginger@theperkinsteam.com

Additional Images



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Property 4 Information



16508 LONGLEAT DRIVE, LUTZ, FL 33549

Price:	\$345,000	MLS Listing ID:	T3188756
Status:	Sold (10/10/2019)	MLS Association:	Stellar MLS
Type:	Single Family	MLS Area:	33549 - Lutz
Beds:	3	City:	Lutz
Full Baths:	2	County:	Hillsborough
Half Baths:	0	Community:	CHAPMAN MANORS
Year Built:	1991	Acres:	.25
Living Sq Ft:	2,028	Lot Sqft:	10,920
Virtual Tour:	https://www.propertypanorama.com/instaview/stellar/T3188756		

Property Description

Public Remarks: Beautifully maintained and professionally groomed for a family home! This delightful open floor plan 3/2 pool home is in pristine move-in condition. The corner lot is unique in this well respected and highly desirable community of Windsor Park. The large covered and screened lanai offer the perfect setting for the weekend afternoon pool-side relaxation. Windsor Park is a beautiful community conveniently accessible to I-275, USF, multiple business/ shopping districts and has been coined as 'a great place to call home'. The tree-lined streets and guarded entrance do, in fact, whisper Welcome Home when you drive in. This exquisite community offers private tennis and basketball courts, and open air pavilion, three parks, a dog park, playground, lakes and ponds, RV & boat storage area. Step into the world of luxury living and book your private showing today!

Driving Directions: Follow I-275 N to FL-678 E/E Bearss Ave. Take exit 53 from I-275 N11 min (10.5 mi) Take US-41 N/N Nebraska Ave to Longleat Dr in Lutz

Legal Description: CHAPMAN MANORS LOT 31 BLOCK 7

Private Remarks: 1-Submit offers to offers@readyrealtykw.com; Submit as-is contracts. Co-Listing Agent: Ian Brauchli. 2- ALL showings contact call center: 888-998-9005. 3- Submit all offers with Escrow Officer: Hillsborough Title (lisa.jahr@flagency.net). 4- All other inquiries contact us at (813)773-0222.

Showing Instructions: Contact Call Center

Features

Water Features: Waterview

General Info: No pets allowed

Location: Southeastern exposure

Style: Contemporary style

Community: Community park(s), Community children's play area, Community tennis court(s), Gated community

Stories: Single story

Recreation: Swimming pool, In-ground swimming pool, Solar heated pool

Lot: Level lot, Corner lot, Pond(s)

Lot Size: Lot size between 1/4 and 1/2 acre

Parking: Circular driveway

Construction: Stucco exterior

Foundation: Slab foundation

Roof: Shingle roof

Exterior: Wood deck, Patio, Enclosed patio, Covered porch

Heating/Cooling: Central air conditioning, Central heat

Interior: Ceiling fan(s), Open floor plan

Flooring: Carpet, Tile flooring, Hardwood floors

Fireplace(s): Fireplace(s), Woodburning fireplace

Rooms: Eat in kitchen

Utilities: Public sewer services, Public water supply, TV cable available

Inclusions: Microwave oven, Dishwasher, Refrigerator, Clothes washer, Clothes dryer, Range and Oven

Financial: Home owners fee

Room Information

Master Bedroom: 24x24 Kitchen: 12x12 Living Room: 24x24

Sold Information

Sold Date:	10/10/2019	Original Price:	\$350,000	Selling Agent:	Lindsay Rimes
Sold Price:	\$345,000	Sales Team:		Selling Office:	KELLER WILLIAMS REALTY

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Property 4 Information Continued

Property Information

Lot:	31	Zoning:	PD	Elem School:	Maniscalco-HB
Block:	7	APN:	U-25-27-18-0LU-000007-00031.0	Middle School:	Liberty-HB
Unit:		Lot Dimensions:		High School:	Freedom-HB

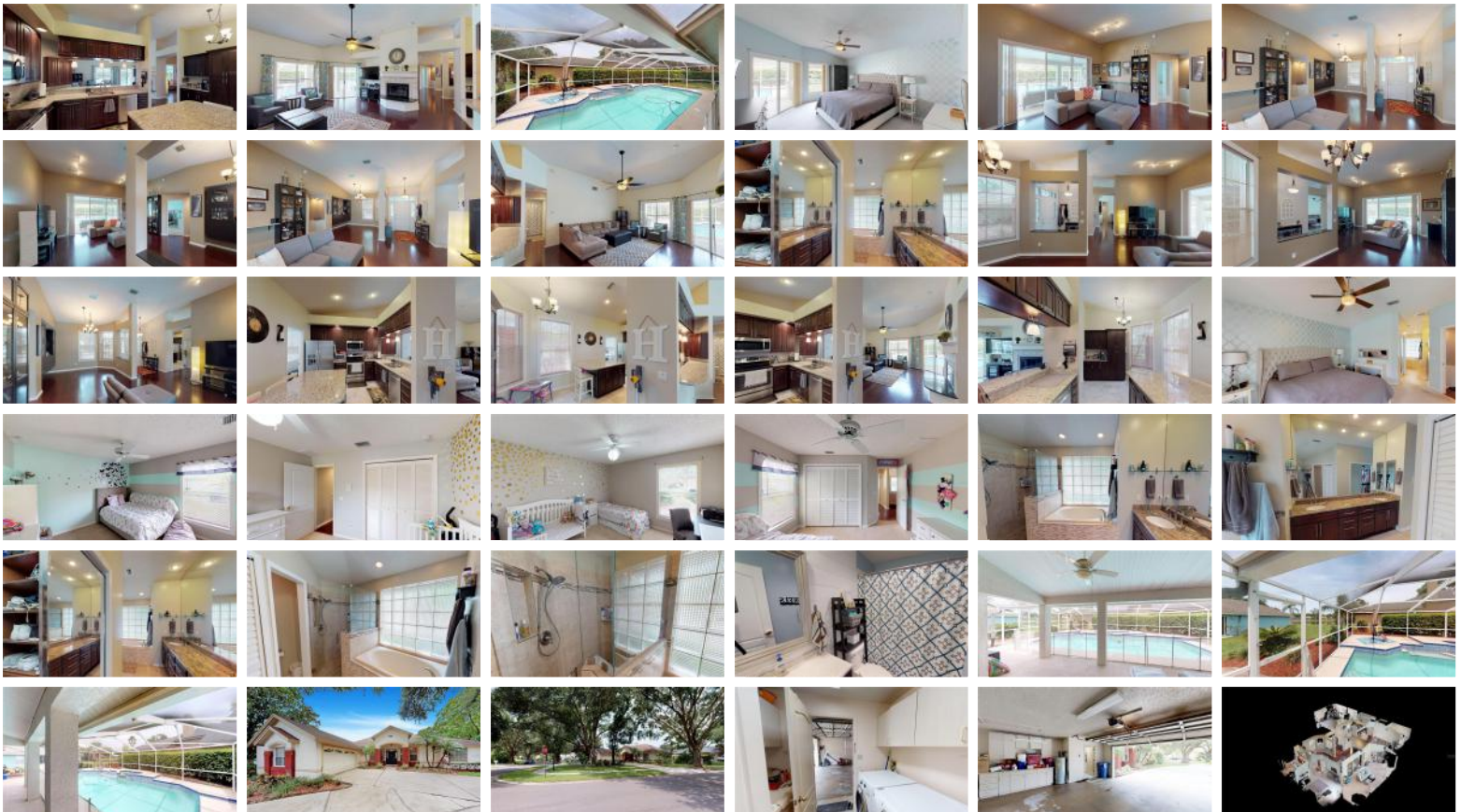
Financial Information

HOA Fee:	\$300	Maintenance Fee:		Terms:	
HOA Freq:	Quarterly	Maintenance Freq:		Possession:	
Taxes:	\$3,402	Tax Year:	2018	Homestead:	Y

Listing Information

Owner Name:	JONATHAN C HURT	Owner Phone:		Bonus:	
Buyer Agent Comp:	3%-\$325	Non Rep Comp:	0%	Trans Agent Comp:	3%-\$325
Licensee Name:	Sean T. Ready	Office Name:	KELLER WILLIAMS REALTY SOUTH TAMPA	Office Address:	
Licensee Phone:		Office Phone:	(813) 875-3700	Broker Name:	
Licensee Fax:	00	Office Fax:		Broker Phone:	
Licensee Toll Free:		Office Toll Free:		Broker Email:	
Licensee Email:	SoldBySean@gmail.com	Office Email:			

Additional Images



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Property 5 Information



16604 BLENHEIM, LUTZ, FL 33549

Price:	\$346,000	MLS Listing ID:	T3144800
Status:	Sold (03/13/2019)	MLS Association:	Stellar MLS
Type:	Single Family	MLS Area:	33549 - Lutz
Beds:	3	City:	Lutz
Full Baths:	2	County:	Hillsborough
Half Baths:	0	Community:	CHAPMAN MANORS
Year Built:	1991	Acres:	.25
Living Sq Ft:	2,031	Lot Sqft:	11,050
Virtual Tour:	https://www.propertypanorama.com/instaview/mfr/T3144800		

Property Description

Public Remarks: Highly sought after neighborhood, home built by Taylor Woodrow. This home has been completely remodeled interior, new roof (2016), HVAC (2014), new water softener / treatment (2018), garage door opener (2018), and exterior painted (2018). Kitchen has dark Stainless appliances with granite counter tops. Master bathroom has soaking tub and walk in shower. This home provides a lake view and is move in ready. This community features a gate house, tennis courts, lake side hiking trails, playground, pavilion, dog park and an area for RV storage. Centrally located to I-275, FSU, Moffit Cancer Center yet still offers that private old style Florida community feel. Don't miss out on this one, call for your private showing

Driving Directions: US 41 / Nebraska Ave to East Chapman Road, east to Windsor Park Drive, north to Blenheim Drive, east to home.

Legal Description: CHAPMAN MANORS LOT 12 BLOCK 4

Private Remarks: Please call to schedule showing to 630-434-8334 or 239-339-3280. Email all offers to dekeil061@gmail.com with proof of financing. Seller Disclosure attached.

Showing Instructions: Appointment Only, Call Before Showing, No Sign, See Remarks

Features

Water Features: Waterfront property, Waterview

General Info: Pets allowed

Location: Southeastern exposure

Style: Ranch style

Community: Community park(s), Community children's play area, Community tennis court(s)

Stories: Single story

Recreation: Swimming pool, In-ground swimming pool, In-ground, screen enclosed swimming pool

Lot: Pond(s)

Lot Size: Lot size between 1/4 and 1/2 acre

Construction: Concrete block\stucco, Stucco exterior

Foundation: Slab foundation

Roof: Shingle roof

Exterior: Enclosed patio, Covered porch, Enclosed porch

Energy: Water softener

Heating/Cooling: Central air conditioning, Electric heating

Interior: Vaulted ceilings, Secondary bedrooms split from master bedroom

Flooring: Carpet, Tile flooring

Fireplace(s): Living room fireplace, Family room fireplace, Fireplace(s), Woodburning fireplace

Rooms: Family room, Formal dining room, Formal living room, Living/dining room combination, Eat in kitchen

Utilities: Public sewer services, Public water supply, TV cable available

Inclusions: Microwave oven, Disposal, Dishwasher, Refrigerator, Clothes washer, Clothes dryer, Water filtration system

Financial: Home owners fee

Room Information

Master Bedroom:	19x15	Kitchen:	18x11	Living Room:	18x15	Great Room:	18x20
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Sold Information

Sold Date:	03/13/2019	Original Price:	\$349,900	Selling Agent:	Debby Keil
Sold Price:	\$346,000	Sales Team:		Selling Office:	REALNET FLORIDA REAL ESTATE

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Licensee Detail Report + Photos

Bradley Freeman

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Property 5 Information Continued

Property Information

Lot:	12	Zoning:	PD	Elem School:	Maniscalco-HB
Block:	4	APN:	U-25-27-18-0LU-000004-00012.0	Middle School:	Liberty-HB
Unit:		Lot Dimensions:		High School:	Freedom-HB

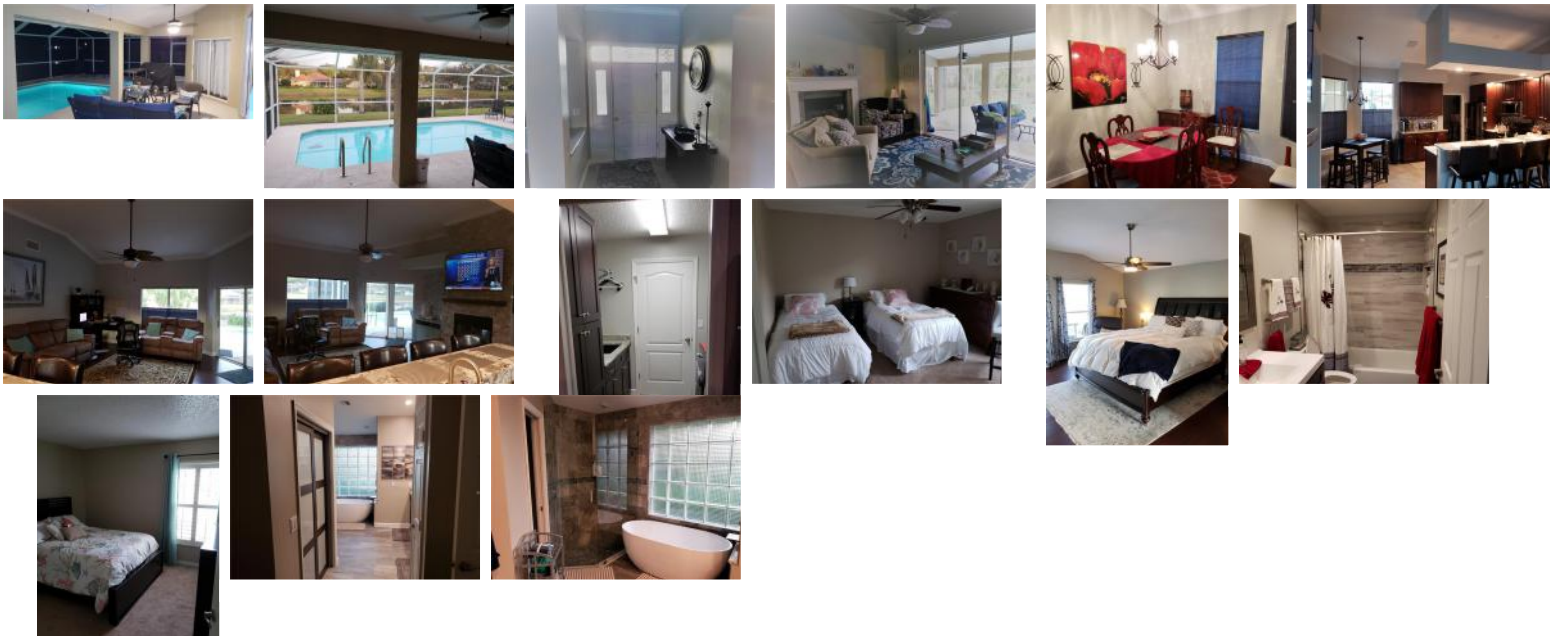
Financial Information

HOA Fee:	\$300	Maintenance Fee:		Terms:	
HOA Freq:	Quarterly	Maintenance Freq:		Possession:	
Taxes:	\$3,872	Tax Year:	2018	Homestead:	Y

Listing Information

Owner Name:	DEBBY L KEIL	Owner Phone:	(239) 339-3280	Bonus:	
Buyer Agent Comp:	3%	Non Rep Comp:	3%	Trans Agent Comp:	3%
Licensee Name:	Debby Keil	Office Name:	Realnet Florida Real Estate	Office Address:	1902 W Main St
Licensee Phone:	(239) 339-3280	Office Phone:	(813) 288-8000		Tampa, FL 33607
Licensee Fax:		Office Fax:	(813) 282-8126	Broker Name:	Greg Vander Wel
Licensee Toll Free:		Office Toll Free:		Broker Phone:	(813) 288-8000
Licensee Email:		Office Email:	greg.vanderwel@realnettampabay.com	Broker Email:	Tampa.Broker@gmail.com

Additional Images



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Property 6 Information



711 STRATFIELD DRIVE, LUTZ, FL 33549

Price:	\$350,000	MLS Listing ID:	T3205943
Status:	Active	MLS Association:	Stellar MLS
Type:	Single Family	MLS Area:	33549 - Lutz
Beds:	3	City:	Lutz
Full Baths:	2	County:	Hillsborough
Half Baths:	0	Community:	CHAPMAN MANORS
Year Built:	1992	Acres:	.24
Living Sq Ft:	2,029	Lot Sqft:	10,625
Virtual Tour:	https://www.propertypanorama.com/instaview/stellar/T3205943		

Property Description

- Public Remarks:** Every once in a while that perfect property comes along on the market that you want to announce from the roof top. This visibly well maintained and gorgeous 3/2 pool home in the highly desired community of Windsor Park is just that. From curb to backyard this home is special in every detail. With fabulous wood floors, custom designed plantation shutters in select rooms, newer wood cabinets throughout, stainless appliances and designer colors, this meticulously maintained home will delight the most discriminating of buyers. The large master suite in this popular Taylor Woodrow Amberly model has wonderful vaulted ceilings, and ample floor and wall space for the largest of bedroom sets. The master bath has a garden tub and separate shower with updated cabinets, counter top and tile. This popular split floor plan offers excellent living and dining space with beautiful vistas including the large screened and covered lanai, pool, and lovely landscaping in the backyard that gives way to the perfect wooded backdrop. Fairly recently painted inside and out, newer roof, and a manicured lawn make this home prime property in this or any market. Windsor Park is a beautiful community with winding tree-lined streets and evident pride of ownership. It is conveniently accessible to I-275, USF, multiple business and shopping districts and has been coined as 'a great place to call home'.
- Driving Directions:** From one mile north of Bearss on Nebraska, head east on E. Chapman, to left into Windsor Park. Windsor Park drive to right on Stratfield to address.
- Legal Description:** CHAPMAN MANORS LOT 76 BLOCK 2
- Private Remarks:** Agents, please note that the following language must be included on the additional terms of a contract. Please call if you have any questions. This Contract is expressly subject to Court approval (through a Petition to Determine Homestead Status of Real Property or other pleading determined by Seller to be appropriate) in the Estate of William Francis Bowman, in the Circuit Court for Hillsborough County, Florida, Probate Division, File No. 19CP-2392 .. etc. Please ask for additional wording from LA.
- Showing Instructions:** Appointment Only, Combination Lock Box

Features

- General Info:** Pets allowed
- Location:** Northern exposure
- Style:** Ranch style
- Community:** Community park(s), Community children's play area, Community tennis court(s), Gated community, Community security features
- Stories:** Single story
- Recreation:** Swimming pool, In-ground swimming pool, In-ground, screen enclosed swimming pool
- Lot:** Cul-de-sac, Landscape sprinklers
- Lot Size:** Lot size is 1/4 acre or less
- Parking:** Automatic garage door
- Construction:** Concrete block\stucco, Stucco exterior
- Foundation:** Slab foundation
- Roof:** Shingle roof
- Heating/Cooling:** Central air conditioning, Central heat, Heat pump, Electric heating
- Interior:** Ceiling fan(s), Walk-in closet(s), Window treatments, Secondary bedrooms split from master bedroom
- Flooring:** Tile flooring, Hardwood floors
- Win/Doors:** Sliding glass door(s)
- Fireplace(s):** Family room fireplace, Fireplace(s), Woodburning fireplace
- Rooms:** Family room, Formal dining room, Formal living room, Living/dining room combination, Attic, Eat in kitchen
- Laundry:** Indoor laundry room
- Utilities:** Public sewer services
- Inclusions:** Microwave oven, Disposal, Dishwasher, Refrigerator, Clothes washer, Clothes dryer, Range and Oven
- Financial:** Home owners fee

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Property 6 Information Continued

Room Information

Master Bedroom:	14x17	Bedroom 2:	12x12	Bedroom 3:	12x12	Kitchen:	12x20	Dining Room:	12x12
Living Room:	18x12	Family Room:	18x18						

Property Information

Lot:	76	Zoning:	PD	Elem School:	Maniscalco-HB
Block:	2	APN:	U-25-27-18-0LU-000002-00076.0	Middle School:	Liberty-HB
Unit:		Lot Dimensions:		High School:	Freedom-HB

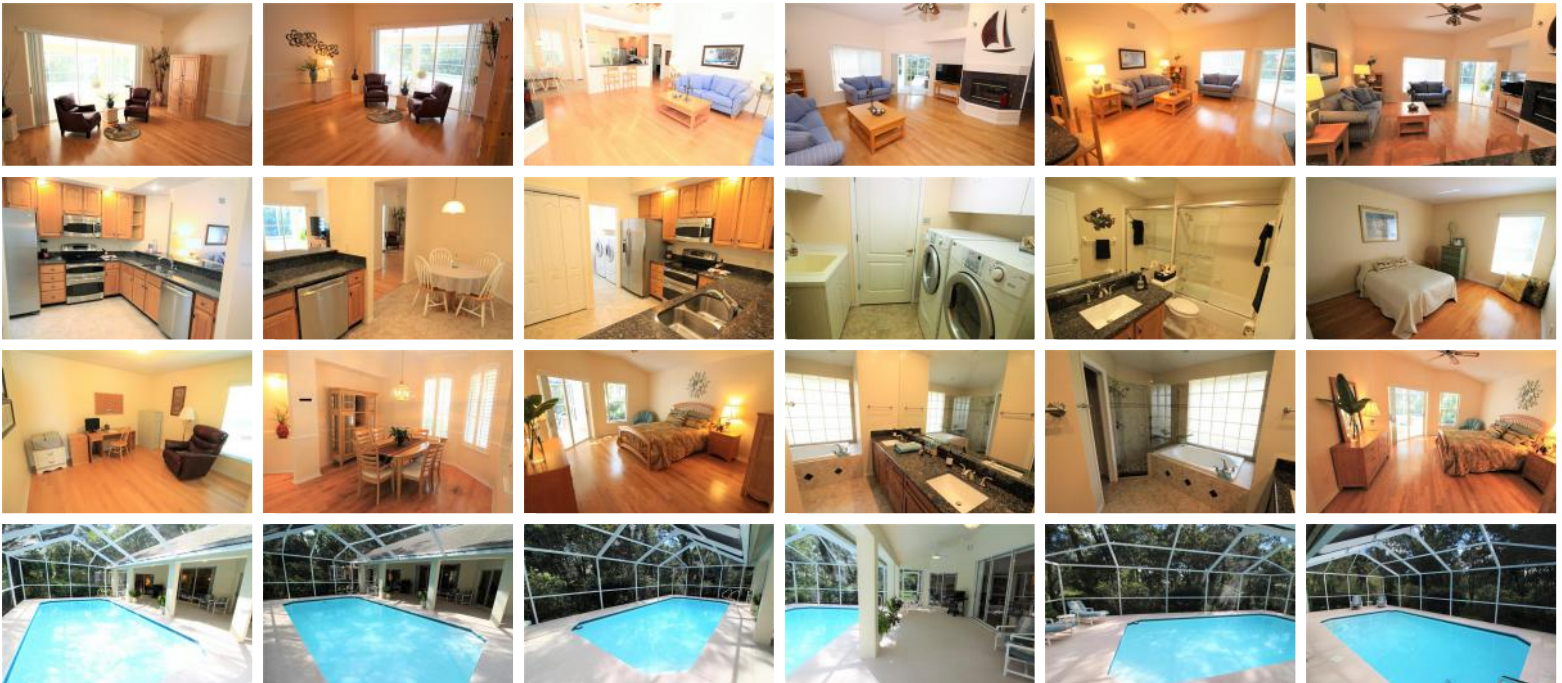
Financial Information

HOA Fee:	\$300	Maintenance Fee:		Terms:	
HOA Freq:	Quarterly	Maintenance Freq:		Possession:	
Taxes:	\$2,888	Tax Year:	2018	Homestead:	N

Listing Information

Owner Name:	ESTATE OF WILLIAM F BOWMAN	Owner Phone:		Bonus:	
Buyer Agent Comp:	3%-\$300	Non Rep Comp:	3%-\$300	Trans Agent Comp:	3%-\$300
Licensee Name:	Daniel W. Warfield	Office Name:	Keller Williams Tampa Prop.	Office Address:	5020 W. Linebaugh suite 100
Licensee Phone:		Office Phone:	(813) 264-7754		Tampa, FL 33624
Licensee Fax:		Office Fax:	(813) 960-4443	Broker Name:	Ginger Perkins
Licensee Toll Free:		Office Toll Free:		Broker Phone:	(813) 319-6248
Licensee Email:	dwwarfield@aol.com	Office Email:		Broker Email:	ginger@theperkinsteam.com

Additional Images



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Property 6 Information Continued

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Property 7 Information



16501 LONGLEAT DR, LUTZ, FL 33549

Price:	\$374,900	MLS Listing ID:	T3156617
Status:	Sold (04/01/2019)	MLS Association:	Stellar MLS
Type:	Single Family	MLS Area:	33549 - Lutz
Beds:	4	City:	Lutz
Full Baths:	2	County:	Hillsborough
Half Baths:	0	Community:	CHAPMAN MANORS
Year Built:	1988	Acres:	.21
Living Sq Ft:	2,276	Lot Sqft:	9,280
Virtual Tour:	https://www.propertypanorama.com/instaview/mfr/T3156617		

Property Description

Public Remarks: Lovely Pool home in the elegantly peaceful Windsor Park community. Schedule your private view today on this gem that offers beautiful wood laminate and ceramic tile floors throughout, color rich Granite Counters in the kitchen and bathrooms. The lighted kitchen counters display the wood maple color cabinets and Stainless Steel appliances that add charm to this well cared for home. Recently remodeled bathrooms, New 2016 A/C, Water Softener, All NEW Electric Switch covers replaced and Fresh Interior Paint throughout are some of the nicely done upgrades. Located in a much desired Lutz community that offers 24 hour entrance security, private tennis and basketball courts, open air pavilion, three parks, a dog park, playground, lakes and ponds, RV & boat storage area. It's a great place to walk, play tennis, bike, or just relax and watch and listen to the birds and other wildlife. It is conveniently accessible to I-75, I 275, I-4 and major roads, USF, 20 minutes to TIA and centrally located to multiple retail and business centers.

Driving Directions: US 41 to East on Chapman Rd then left on Windsor Park Drive, and right on Longleat Dr. House on the corner.

Legal Description: CHAPMAN MANORS LOT 35 BLOCK 4

Private Remarks: Property sold As Is. Please submit offers on FAR/BAR As Is contract. All measurements are an estimate and buyer must verify. The Roof was replaced in 2004. It is extremely important to please verify that all vertical and mini blinds are closed and lights turned off before exiting the home. Thank you for showing!

Showing Instructions: Appointment Only, Listing Agent Must Accompany, Lock Box Electronic, See Remarks, Showing Time

Features

General Info: Pets allowed

Location: Western exposure

Community: Community boat facilities, Community children's play area, Community tennis court(s), Gated community, Community security features

Stories: Single story

Recreation: Swimming pool, In-ground swimming pool, Tennis court

Lot: Corner lot, Pond(s), Landscape sprinklers

Lot Size: Lot size is 1/4 acre or less

Fencing: Fenced yard

Parking: Automatic garage door

Construction: Brick exterior, Concrete block\stucco

Foundation: Slab foundation

Roof: Shingle roof

Exterior: Enclosed patio, Covered porch, Outdoor lights

Energy: Water softener

Heating/Cooling: Central air conditioning, Central heat, Electric heating

Interior: Ceiling fan(s), Vaulted ceilings, Walk-in closet(s), Secondary bedrooms split from master bedroom

Flooring: Tile flooring

Win/Doors: Sliding glass door(s)

Fireplace(s): Family room fireplace, Fireplace(s)

Rooms: Family room, Formal dining room, Formal living room, Attic, Eat in kitchen

Utilities: Public sewer services, Public water supply, TV cable available

Inclusions: Microwave oven, Disposal, Dishwasher, Refrigerator, Range and Oven

Financial: Home owners fee

Room Information

Master Bedroom:	14x21	Kitchen:	12x10	Breakfast Room:	10x10	Laundry Room:	6x6	Dining Room:	14x13
Family Room:	20x17	Living Room:	14x16						

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Property 7 Information Continued

Sold Information

Sold Date:	04/01/2019	Original Price:	\$374,900	Selling Agent:	Kristin Stephan
Sold Price:	\$374,900	Sales Team:		Selling Office:	KELLER WILLIAMS TAMPA CENTRAL

Property Information

Lot:	35	Zoning:	PD	Elem School:	Maniscalco-HB
Block:	4	APN:	015649-0444	Middle School:	Liberty-HB
Unit:		Lot Dimensions:		High School:	Freedom-HB

Financial Information

HOA Fee:	\$300	Maintenance Fee:		Terms:	
HOA Freq:	Quarterly	Maintenance Freq:		Possession:	
Taxes:	\$2,845	Tax Year:	2018	Homestead:	Y

Listing Information

Owner Name:	JASMINE R JOSEPH	Owner Phone:		Bonus:	
Buyer Agent Comp:	3%-\$295	Non Rep Comp:	3%-\$295	Trans Agent Comp:	3%-\$295
Licensee Name:	Sarimar Hernandez	Office Name:	ALIGN RIGHT REALTY LLC	Office Address:	
Licensee Phone:	(813) 401-1508	Office Phone:	(813) 512-2100	Broker Name:	
Licensee Fax:	(813) 926-0956	Office Fax:		Broker Phone:	
Licensee Toll Free:		Office Toll Free:		Broker Email:	
Licensee Email:	sari.realtor@gmail.com	Office Email:			

Additional Images



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Property 7 Information Continued

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