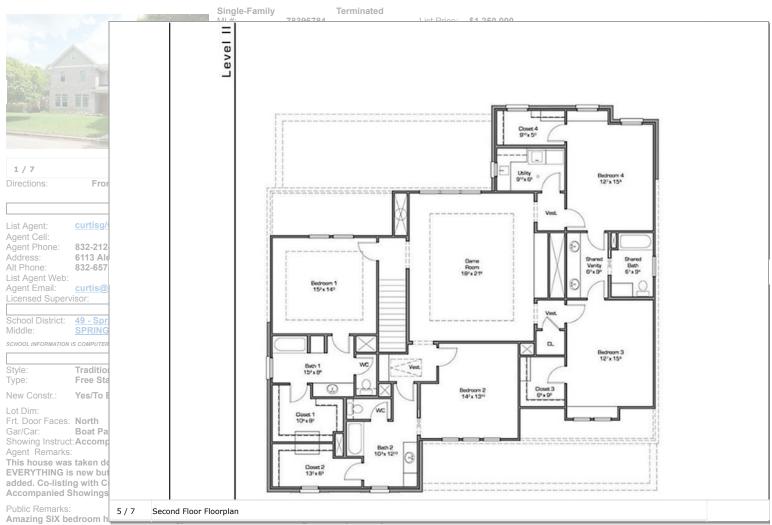
11/21/20, 9:07 AM Matrix



bedroom (or study) downstairs with full bath... perfect for those who can't do the stairs! Wide plan oak hardwoods, designer finishes throughout, salvaged timber beams in dining room, handmade cypress island top in kitchen is from a building in the French Quarter. Monogram appliances incl built-in refrigerator. A spectacular home!

			Rooms Information	n		
Room	Dimensions	Location	Room	Dimensions	Location	
Primary	17 x 15	1st	Bedroom	15 x 14		
Bedroom						
Bedroom	15 x 12		Bedroom	15 x 12		
Bedroom	14 x 14		Den	20 x 17		
Game Room	21 x 18	2nd	Kitchen	23 x 16		
Study/Library	10 x 9		Utility	11 x 6	In House	
Primary Bath						

Bathroom Desc: Double Sinks, Primary Bath + Separate Shower, Primary w/Tub

Bedroom Desc

2 Bedrooms Down, Primary Bed - 1st Floor Den, Family Room, Formal Dining, Gameroom Up, Study/Library, Utility Room in House Room Desc:

Kitchen Desc:					
	Interior, Exterior	, Utilities and Additional Info	ormation		
Microwave:	Yes Dishwasher:	Compactor:	No	Disposal:	
Fireplace:	1/Gaslog Fireplace	Utility Dist:	No	Sep Ice Mkr: No	
Connect:	Electric Dryer Connections, Gas Dr Connections, Washer Connections	yer Range:	Gas Range		
Energy:	Attic Vents, Ceiling Fans, Digital Pro Thermostat, Energy Star/Reflective Efficiency HVAC, Insulated Doors, Insulated/Low-E windows	ogram Roof, High- <sub>Flooring:</sub>	Carpet, Wood		
Oven:		Foundation:	Slab		
Green/Energy Cert:		Countertops:	Granite		
Roof:	Composition	Prvt Pool:	No		
	Alarm System - Owned, Breakfast E	Bar,			
Interior:	erior: Fire/Smoke Alarm, Island Kitchen, Refri		Yes		
	Included				
Exterior Constr:	Brick, Cement Board	Waterfront Feat:			
Exterior:	Back Yard Fenced	Water/Sewer:	Water/Sewer: Public Sewer, Public Water		
Lot Description:	Subdivision Lot	Cool:	Cool: Central Electric		
Heat:	Central Gas	Golf Course Nm:			

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2.66156

St Surf: Exclusions: Concrete

**Deed Restrictions** Restrictions:

Disclosures:

Owner/Agent, Sellers Disclosure

55+ Community

MgmtCo./HOA Name: Yes / Nottingham West CC / 866-473-2573 List Type: **Exclusive Right to Sell/Lease** Expire Date:
Buyer Agent: 3% Bonus End: Var/Dual Rt: **No** List Date: 06/29/2015 T/Date: 08/14/2015 Comp: SubAgt: 3% Bonus:

Financial Information

1st Assumable: Finance Cnsdr: Cash Sale, Conventional Ownership Type:

Full Ownership Vac Rental Allwd: Not Allowed

Mandatory/\$600/Annually Maint. Fee:

Other Mand Fee: Yes/200/transfer Exemptions: Taxes w/o Exempt: \$6,888/2014 Tax Rate:

Loss Mitigation: No Auction: Online Bidding:

Co-Sell Office: () Co-Sell Agent: ()

Data Not Verified/Guaranteed by MLS Obtain Signed HAR Broker Notice to Buyer Form **Prepared By: Michel Coret** Date: 11/21/2020 9:06 AM