



D5778910

2654 FAIRBROOK ST, NORTH PORT

County: Sarasota County Zip Code: 34287-1743 Unit #: Status: Active  
 Sub. Name: JOCKEY CLUB List Price: \$ 44,900  
 Beds: 3 Baths: 2 SqFt Heated: 1,340 Sold Price:  
 Private Pool: N, Year Built: 1979  
 Property: One Story, Single Family Home Special Sale: REO/Bank Owned  
 Total Acreage: Up to 10889 Sq. Ft. Total SqFt: 1734 Pets Y/N: Y ADOM: 22  
 Construction Status: Proj. Comp. Date: CDOM: 22  
 Location: In County, Street Paved

**\*HANDY PEOPLE ALERT\*** Excellent opportunity in the well kept Jockey Club. Spacious fenced yard, garage currently converted, sliding doors from bonus room, needs some drywall repair, paint, flooring, kitchen updating and some personalized touches from you! Calendar Days 1-7: No offers will be considered for the first 7 calendar days a home is listed. The date the property is listed is counted as day 1. \*\*Seller will not entertain any offers until the 8th listing day at which time ONLY offers from NSP Buyers, Municipalities, Non-Profit Organization & Owner-Occupant will be reviewed. Sold AS IS, proof of funds/preapproval w/all offers, seller does not provide survey, great price and full of potential! \*\*PLEASE NOTE. HOA HAS "TO DO" ITEMS REQUIRED AND AT THIS PRICE SELLER IS ASKING BUYER TO ASSUME THESE ITEMS FOR COMPLETION W/IN 30 DAYS OF CLOSING\* please email request for the list.

Land, Site and Tax Information

SE/TP/RG: 20-39-21 Subdivision #: 1804 Section #: Block/Parcel: Lot#: Front Exposure: West  
 Tax ID: 0976 26 4107 Alt.Key/Folio#: Additional Parcel: Mill Rate: 15.7661 Lot #  
 Taxes: \$954.00 Tax Year: 2009 Homestead: Other Exemptions: CDD: Annual CDD Fee:  
 Legal Description: LOT 7 BLK 2641 52ND ADD TO PORT CHARLOTTE  
 Ownership: Fee Simple Complex/Community Name: Book/Page: 0021/0013 Floor #:  
 MH Make: Zoning: RSF2 Future Land Use: 0100 Zoning Comp.: Min Lease: Lease # Per Year:  
 Lot Dimensions: Lot Size (Acres): 0.23 Lot Size (SqFt): 10,001  
 Water Frontage: Water Access: Water Name:  
 Water View: Water Extras: Waterfront Feet:

Interior Information

Living Room: 12X10 Master Br.: 10X09 5th Bedroom: Great Room: Study / Den:  
 Family Room: 2nd Bedroom: 10X08 Studio: Air Conditioning: Central  
 Kitchen: 12X09 3rd Bedroom: 10X08 Dinette: Heat & Fuel: Central, Fuel - Electric  
 Dining Room: 10X08 4th Bedroom: Bonus Room: 09X09 Floor Covering: Ceramic Tile, Laminate  
 Fireplace: N - Balcony/Porch Security System:  
 Utilities Data: City Water, Electric  
 Interior Layout: Open Plan  
 Interior Features: Wshr/Dryr Hkup, Unfurnished  
 Master Bath: Tub with Shower  
 Appliances Incl:  
 Kitchen: Additional Rooms: Bonus Room

Exterior Information

Ext. Construction: Stucco Style: Pool:  
 Exterior Features:  
 Garage/Carport: 1 Car Garage Garage Conversion Dimensions: 14X12 Roof:

Community Information

Community Features: Comm Pool, Tennis Courts, Shuffleboard, Deed Restr

Maintenance Includes:

Housing for Older Persons: # of Pets: Max Pet Weight: Pet Restrictions:  
 HOA / Comm Assn: HOA Fee: \$200.00 HOA Payment Schedule: Annual Mo. Maint. \$(addition to HOA):  
 Elementary: Middle or Junior: High:

Realtor Info

For more information on this or any other properties

please contact:

JENNIFER PESCE

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Directions: Pan American north to Apopattox, east to Woods Lane, right on Fairbrook to property



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 2654 FAIRBROOK ST  
 NORTH PORT, FL 34287-1743  
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