



D5779867 **4631 POCATELLA AVE, NORTH PORT**

County: Sarasota County	Zip Code: 34287-2317	Unit #:	Status: Active
Sub. Name: PORT CHARLOTTE			List Price: \$ 45,000
Beds: 3	Baths: 2/0	SqFt Heated: 1,317	Sold Price:
Private Pool: N,			Year Built: 1980
Property: , Single Family Home			Special Sale: REO/Bank Owned
Total Acreage: 1/4 Acre to 1/2 Acr	Total SqFt: 1676	Pets Y/N: Y	ADOM: 1
Construction Status:	Proj. Comp. Date:		CDOM: 1
Location: Oversized Lot, In County, Street Paved			

OVERSIZED LOT! Charming home ready for your custom touches, MB overlooks yard, bonus room to enjoy the greenery, open floor plan, close to amenities. sold AS IS, proof of US funds/preapproval w/all offers dated w/in the last 30 days and names must match, room sizes estimated, seller does not provide survey, certified funds for email please, Days 1-7: Offers will not be reviewed Days 8-12: Offers ONLY from NSP buyers, Municipalities, Non-profit organizations and Owner-occupants will be reviewed. Days 13+: We will consider offers from all buyers

Land, Site and Tax Information					
SE/TP/RG: 33-39-21	Subdivision #: 1630	Section #:	Block/Parcel: 1838	Lot#: 9	Front Exposure:
Tax ID: 1001 18 3809	Alt.Key/Folio#:		Additional Parcel: N	MILL Rate: 15.7661	Lot # 9
Taxes: \$1,317.00	Tax Year: 2009	Homestead: N	Other Exemptions:	CDD: N	Annual CDD Fee:
Legal Description: LOT 9 BLK 1838 40TH ADD TO PORT CHARLOTTE					
Ownership: Fee Simple	Complex/Community Name:		Book/Page: 0016/0041	Floor #:	
Manufactured / Mobile Style:	MH Make:		Zoning: RSF2	Future Land Use:0100	Zoning Comp.:
Lot Dimensions:	Lot Size(Acres): 0.28	Lot Size(SqFt): 12,296	Min Lease:	Lease # Per Year:	
Water Frontage:	Water Access:		Water Name:		
Water View:	Water Extras:		Waterfront Feet:		

Interior Information					
Living Room: 16X14	Master Br.: 14X11	5th Bedroom:	Great Room:	Study / Den:	
Family Room:	2nd Bedroom: 13X12	Studio:	Air Conditioning: Central		
Kitchen: 10X08	3rd Bedroom: 10X10	Dinette:	Heat & Fuel: Central		
Dining Room: 13X10	4th Bedroom:	Bonus Room: 13X12	Floor Covering: Ceramic Tile, Other		
Fireplace: N -		Balcony/Porch	Security System:		
Utilities Data:	City Water, Electric, Public Sewer				
Interior Layout:	Eating Space in Kitchen, Mstr Bedroom Downstairs, Open Plan				
Interior Features:	Unfurnished, Wshr/Dryr Hkup				
Master Bath:	Shower No Tub				
Appliances Incl:	Other				
Kitchen:	Additional Rooms:				

Exterior Information					
Ext. Construction: Stucco	Style:	Pool:			
Exterior Features: Sliding Doors					
Garage/Carport: 1 Car Garage Attached	Dimensions:	Roof: Shingle			

Community Information

Community Features:

Maintenance Includes:

Housing for Older Persons:	# of Pets:	Max Pet Weight:	Pet Restrictions:
HOA / Comm Assn:	HOA Fee:	HOA Payment Schedule:	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
PARADISO REALTY, INC.
 Direct: 941-475-7545
 Office: 941-475-7545



Directions: 41 S TO SUMTER, E TO POCATELLA, S TO HOME

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WWW.PARADISOREALTY.COM



ML# D5779867 \$45,000
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