



D5779465 3350 ROCK CREEK DR, PORT CHARLOTTE

County: Charlotte County Zip Code: 33948-6225 Unit #: Status: Active
 Sub. Name: PORT CHARLOTTE SEC 8 List Price: \$24,900
 Beds: 3 Baths: 2/0 SqFt Heated: 966 Low Price:
 Private Pool: N Year Built: 1972
 Property: Single Family Home Special Sale: REO/Bank Owned
 Total Acreage: 1/4 Acre to 1/2 Acre Total SqFt: 1328 Pets Y/N: Y ADOM:
 Construction Status: Proj. Comp. Date: CDOM: 0
 Location: Corner Lot, In County, Street Paved

HANDY PEOPLE ALERTneeds some work...with some finishing, updating and decorating...you can get this diamond in the rough to really shine! Large corner lot with room for outdoor relaxing...sold as is, preapproval or proof of funds w/all offers, POF to be dated w/in the last 30 days, seller does not provide survey, 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: 20-40-22 Subdivision #: PCH Section #: 8 Block/Parcel: 195 Front Exposure: West
 Tax ID: 402220310007 Alt.Key/Folio#: Additional Parcel: N Mill Rate: 15.941700 Lot #: 1
 Taxes: \$916.00 Tax Year: 2009 Homestead: N Other Exemptions: CDD: N Annual CDD Fee:
 Legal Description: PORT CHARLOTTE SEC8 BLK195 LT 1395/655 963/330 1007/1763 1280/2176 1423/19 1535/1372 2363/483
 Ownership: Fee Simple Complex/Community Name: Book/Page: Floor #:
 Manufactured / Mobile Style: MH Make: Zoning: RSF3.5 Future Land Use: 0100 Zoning Comp.:
 Lot Dimensions: 90.0X125.0 Lot Size(Acres): 0.26 Lot Size(SqFt): 11,251 Min Lease: Lease # Per Year:
 Water Frontage: Water Access: Water Name:
 Water View: Water Extras: Waterfront Feet:

Interior Information

Living Room: 14X14 Master Br.: 13X12 5th Bedroom: Great Room: Study / Den:
 Family Room: 2nd Bedroom: 12X11 Studio: Air Conditioning: Central
 Kitchen: 09X07 3rd Bedroom: 12X09 Dinette: Heat & Fuel: Central
 Dining Room: 09X07 4th Bedroom: Bonus Room: Floor Covering: Ceramic Tile
 Fireplace: N - Balcony/Porch Sq Ft Source: Public records Security System:
 Utilities Data: County Water, Electric
 Interior Layout: Mstr Bedroom Downstairs
 Interior Features: Unfurnished
 Master Bath:
 Appliances Incl: Other
 Kitchen: Additional Rooms:

Exterior Information

Ext. Construction: Block, Stucco Style: Pool:
 Exterior Features: Other
 Garage/Carport: None, Open Parking, Drive Space, Guest Parking, Parking Pad 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 School: Middle School: High School:

Realtor Info

List Agent: JENNIFER PESCE Agent ID: 360500794 Agent Direct: 941-475-7545
 Sales Team: E-mail: jennifer@hulaparadiso.com Agent 2 Phone:
 Office: PARADISO REALTY, INC. Office ID: 256030002 Agent Fax: 941-475-7545
 List Date: 07/27/2010 Original Price: \$24,900 LP/SqFt: \$25.78 Agent Pager/Cell:
 Contract: Previous Price: SP/SqFt: Office Phone: 941-475-7545
 Exp. Clsg Date: Price Change: LP/SP Ratio: Office Fax: 941-475-7545
 Sold Date: Sold Price: Owner: OWNER OF RECORD Owner Phone:
 Off-Market: Days to Contract: Listing Type: Exclusive Agency Spec Listing Type : Not Applicable
 Withdrawn: Days to Closed: Expiration Date: 10/27/10 Call Center #:
 Sold by: Office:
 Management Comp Info: Financing Avail: Cash, Conventional
 Buyer Agent: 2.5% Non-Rep: 2.5% Trans Broker: 2.5% Terms: Seller Credit:
 Realtor Info: Sold As-Is, Fixer-upper
 Confidential Info: Vacant
 Showing Instructions: Use Show Btn
 Driving Directions: 41 TO MIDWAY, S TO EDGEWATER, W TO ROCK CREEK, N TO PROPERTY

Realtor Only Remarks: min \$1,500 comm to buyer broker, email all offers, specify if owner occupant and if first time home buyer, "Seller REQUIRES Buyer obtain a free prequalification letter from Wells Fargo Home Mortgage, an entity which is a joint venture with Wells Fargo Home Home Mortgage, or the Neighborhood Assistance Corporation of America (NACA). Free pre-qualification can be obtained online at: <http://www.wfhm.com>
 BUYER CAN CHOOSE THEIR OWN LENDER FOR PURCHASE



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