



M5835895

3216 14TH E CT, ELLENTON

County: Manatee County Zip Code: 34222-3506 Unit #: Status: Active
 Sub. Name: SOUTH OAK List Price: \$203,730
 Beds: 3 Baths: 2/0 SqFt Heated: 2,149 Low Price:
 Pool: None Year Built: 2013
 Property: Single Family Home Special Sale: None
 Total Acreage: Up to 10889 Sq. Ft. Total SqFt: 3078 Pets Y/N: Y ADOM: 9
 Construction Status: Under Construction Proj. Comp. Date: 07/31/13 CDOM: 9
 Location: In County

Peaceful, wooded homesite awaits. Spacious 'Barcelona' floorplan presented by Center Pointe Homes offers 2149 square feet of living space with 3 Bedrooms, 2 baths, den/study, formal living room, separate dining area, large kitchen with breakfast cafe and 3-car garage. Energy Star rated appliances, corian countertops in kitchen and baths, high efficiency air and heating system, insulated windows, energy efficient, quick recovery water heater are just some of the features you will find in this beautiful home. South Oak is a small enclave of homes located in Ellenton - close to great shopping and I-75 for easy commuting to Tampa, Bradenton, and Sarasota. NO LOT PREMIUMS, Low Homeowner Association Fees and no CDD make it perfect for your first home, vacation home or retirement home. Additional homesites available and many other floorplans to choose from. Visit our sales center for more information.

Land, Site and Tax Information

SE/TP/RG: 17-34-18 Subdivision #: 917000 Section #: Block/Parcel: Front Exposure: East
 Tax ID: 917000859 Alt.Key/Folio#: Additional Parcel: N Mill Rate: 15.1933 Lot #: 16 Auction: N
 Taxes: \$216.00 Tax Year: 2012 Homestead: N Other Exemptions: N CDD: N Annual CDD Fee:
 Legal Description: LOT 16 SOUTH OAK PI#9170.0085/9
 Ownership: Fee Simple Complex/Community Name: Book/Page: 0052/0091 Floor #:
 Manufactured/Mobile Style: Model/Make: Zoning: RSF4.5 Future Land Use: 0000 Zoning Comp.: Y
 Lot Dimensions: 70.0X100.0 Lot Size(Acres): 0.16 Lot Size(SqFt): 7,000 Days Lease: Min Lease: Lease # /Year:
 Water Frontage: Water Access: Water Name:
 Water View: Water Extras: Waterfront Feet:

Interior Information

Living Room: 14X16 Master Br.: 13X16 5th Bedroom: Great Room: Study / Den: 11X13
 Family Room: 14X15 2nd Bedroom: 10X10 Studio: Air Conditioning: Central
 Kitchen: 10X12 3rd Bedroom: 11X12 Dinette: Heat & Fuel: Central
 Dining Room: 14X10 4th Bedroom: Bonus Room: Floor Covering: Carpet, Ceramic Tile
 Fireplace: N Balcony/Porch: 27X11 Sq Ft Source: Builder Security System:
 Utilities Data: Public Utilities
 Interior Layout: Eating Space in Kitchen, Formal Living Room Separate, Living/Dining Room Combo, Kitchen/Family Room Combo, Mstr Bedroom Downstairs, Open Plan
 Interior Features: InWall Pest Sys, Smoke Alarm(s), Solid Sfc Cntrs, Unfurnished, Walk In Closet
 Master Bath: Dual Sinks, Garden Bath, Tub with Separate Shower Stall
 Appliances Incl: Dishwasher, Disposal, Hot Water Electric, Microwave, Range, Refrigerator
 Kitchen: Breakfast Bar, Pantry

Additional Rooms:

Exterior Information

Ext. Construction: Block, Stucco Style: Custom, Conter Pool:
 Exterior Features: Sliding Doors, Hurricane Shutters
 Garage/Carpport: 3 Car Garage, Attached, Drive Space Dimensions: 28X20 Roof: Shingle

Community Information

Community Features: Fees Req

Maintenance Includes:

Housing for Older Persons:
 HOA / Comm Assn: Required # of Pets: HOA Fee: \$198.50 Max Pet Weight: HOA Payment Schedule: Quarterly Pet Restrictions: Mo. Maint. \$(addition to HOA):
 Condo Fee: Condo Fee Schedule:

Elementary School:

Middle School:

High School:

Realtor Info

List Agent: ROBERTA BURISH / FAITH PENNYBAKER Agent ID: 266505326 / 261544834 Agent Direct: 941-704-4223
 Sales Team: E-mail: rburish@kw.com Agent 2 Phone: 813-956-8701
 Office: KELLER WILLIAMS RLTY MANATEE / KELLER WILLIAMS RLTY Office ID: 266510191 Agent Fax: 941-761-7288
 List Date: 03/02/2013 Original Price: \$203,730 LP/SqFt: \$94.80 Agent Pager/Cell: 941-704-4223
 Contract: Previous Price: SP/SqFt: Office Phone: 941-792-2000
 Exp. Clsg Date: Price Change: SP/LP Ratio: Office Fax: 941-761-7288
 Sold Date: Sold Price: Owner: DUNE FL LAND I SUB LLC Owner Phone:
 Off-Market: Days to Contract: Listing Type: Exclusive Right to Sell Spec Listing Type: Exclusion
 Withdrawn: Days to Closed: Expiration Date: 12/31/13 Call Center #:
 Selling Agent: Office:

Management Comp Info:

Financing Avail:

Buyer Agent: 3% Non-Rep: 0% Trans Broker: 3% Terms: Seller Credit:

Realtor Info: Floor Plan Avail

Confidential Info:

Showing Instructions: See Remarks

Driving Directions: Take first left and follow around to Model Center on left.

Realtor Only Remarks: Sales Center is open Monday through Saturday from 10-6. Sundays from 12 to 5. You may also call 941-704-4223 or 813-956-8701 for an appointment.



M5835973

3302 14TH E CT, ELLENTON

County: Manatee County Zip Code: 34222-3500 Unit #: Status: Active
 Sub. Name: SOUTH OAK List Price: \$153,900
 Beds: 3 Baths: 2/0 SqFt Heated: 1,609 Low Price:
 Pool: None Year Built: 2013
 Property: Single Family Home Special Sale: None
 Total Acreage: Up to 10889 Sq. Ft. Total SqFt: 2323 Pets Y/N: Y ADOM: 8
 Construction Status: Pre-Construction Proj. Comp. Date: CDOM: 8
 Location: In County

Wonderful "Milan" floorplan presented by Center Pointe Homes has 3 bedrooms, 2 baths, a wonderful open floorplan with large great room and large master suite. Separate dining and kitchen area make this home ideal for family living...South Oak is a small enclave of homes located in Ellenton close to great shopping and I-75 for easy commuting to Tampa, Bradenton, and Sarasota. NO LOT PREMIUMS, low homeowner association fees, and no CDD make this a great community for your first home, vacation home or retirement home. This is a suggested floorplan for this homesite. Additional homesits and floorplans are available.

Land, Site and Tax Information

SE/TP/RG: 17-34-18 Subdivision #: 917000 Section #: Block/Parcel: Front Exposure: South
 Tax ID: 917000659 Alt.Key/Folio#: Additional Parcel: N Mill Rate: 15.1933 Lot #: 12 Auction: N
 Taxes: \$216.00 Tax Year: 2012 Homestead: N Other Exemptions: N CDD: N Annual CDD Fee:
 Legal Description: LOT 12 SOUTH OAK PI#9170.0065/9
 Ownership: Fee Simple Complex/Community Name: Book/Page: 0052/0091 Floor #:
 Manufactured/Mobile Style: Model/Make: Zoning: RSF4.5 Future Land Use: 0000 Zoning Comp.: Y
 Lot Dimensions: 70.0X100.0 Lot Size(Acres): 0.16 Lot Size(SqFt): 7,000 Days Lease: Min Lease: Lease # /Year:
 Water Frontage: Water Access: Water Name:
 Water View: Water Extras: Waterfront Feet:

Interior Information

Living Room: 15x25 Master Br.: 14x14 5th Bedroom: Great Room: Study / Den:
 Family Room: 2nd Bedroom: 13x10 Studio: Air Conditioning: Central
 Kitchen: 10x12 3rd Bedroom: 11x10 Dinette: Heat & Fuel: Central
 Dining Room: 10x10 4th Bedroom: Bonus Room: Floor Covering: Carpet,Vinyl
 Fireplace: N Balcony/Porch: 25x10 Sq Ft Source: Builder Security System:
 Utilities Data: Public Utilities
 Interior Layout: Great Room,Living/Dining Room Combo,Mstr Bedroom Downstairs,Open Plan
 Interior Features: Inside Utility,InWall Pest Sys,Solid Sfc Cntrs,Smoke Alarm(s),Walk In Closet,Unfurnished, Wshr/Dryr Hkup
 Master Bath: Dual Sinks, Tub with Separate Shower Stall
 Appliances Incl: Dishwasher,Disposal,Hot Water Electric,Range,Range Hood
 Kitchen: Pantry

Additional Rooms:

Exterior Information

Ext. Construction: Block,Stucco Style: Custom,Conter Pool:
 Exterior Features: Hurricane Shutters,Sliding Doors,Trees/Landscaped
 Garage/Carport: 2 Car Garage,Attached,Drive Space Dimensions: 19x20 Roof: Shingle

Community Information

Community Features: Fees Req

Maintenance Includes:

Housing for Older Persons:
 HOA / Comm Assn: Required # of Pets: HOA Fee: \$198.50 Max Pet Weight: Pet Restrictions:
 HOA Payment Schedule: Quarterly Mo.Maint.\$(addition to HOA):
 Condo Fee: Condo Fee Schedule:

Elementary School:

Middle School:

High School:

Realtor Info

List Agent: ROBERTA BURISH / FAITH PENNYBAKER Agent ID: 266505326/ 261544834 Agent Direct: 941-704-4223
 Sales Team: E-mail: rburish@kw.com Agent 2 Phone: 813-956-8701
 Office: KELLER WILLIAMS RLTY MANATEE / KELLER WILLIAMS RLTY Office ID: 266510191 Agent Fax: 941-761-7288
 List Date: 03/03/2013 Original Price: \$153,900 LP/SqFt: \$95.65 Agent Pager/Cell: 941-704-4223
 Contract: Previous Price: SP/SqFt: Office Phone: 941-792-2000
 Exp. Clsg Date: Price Change: SP/LP Ratio: Office Fax: 941-761-7288
 Sold Date: Sold Price: Owner: DUNE FL LAND I SUB LLC Owner Phone:
 Off-Market: Days to Contract: Listing Type: Exclusive Right to Sell Spec Listing Type : Exclusion
 Withdrawn: Days to Closed: Expiration Date: 12/31/13 Call Center #:
 Selling Agent: Office:

Management Comp Info:

Financing Avail:

Buyer Agent: 3% Non-Rep: 0% Trans Broker: 3% Terms: Seller Credit:

Realtor Info: Floor Plan Avail

Confidential Info:

Showing Instructions: See Remarks

Driving Directions: From I-75 take exit 224. West on US 301 approximately 1 mile to Ellenton-Gillette Road. Turn right to South Oak on Left. Take first left and circle around to Sales Center.

Realtor Only Remarks: Sales Center is open Monday through Saturday from 10 to 6. Sundays from 12 to 5. You can also call 941-704-4223 or 813-956-8701 to make an appointment. THIS IS SUGGESTED FLOORPLAN AND MAY BE CHANGED.



M5836020

3515 14TH W ST, BRADENTON

County: Manatee County Zip Code: 34222 Unit #: Sub. Name: SOUTH OAK
 Beds: 3 Baths: 2/0 SqFt Heated: 1,686 List Price: \$158,900
 Pool: None Low Price: Year Built: 2013
 Property: Single Family Home Special Sale: None
 Total Acreage: Up to 10889 Sq. Ft. Total SqFt: 2365 Pets Y/N: Y ADOM: 7
 Construction Status: Pre-Construction Proj. Comp. Date: CDOM: 7
 Location: In County

Wonderful "Vercelli" floorplan presented by Center Pointe Homes features 1686 square feet of living space. Open floorplan has a large Great Room, open kitchen and dining area. Split bedrooms has beautiful Master Suite on one side and 2 bedrooms and 1 bath on the other. There is also a nice sized den/study. South Oak is a small enclave of homes located in Ellenton close to great shopping and I-75 for easy commuting to Tampa, Bradenton and Sarasota. NO LOT PREMIUMS, low Homeowner Association fees, and no CDD make this community perfect for your first home, vacation home or retirement home. This is a suggested floorplan for this homesite. Additional homesites and many other floorplans available.

Land, Site and Tax Information

SE/TP/RG: 17-34-18 Subdivision #: 917000 Section #: Block/Parcel: Front Exposure: North
 Tax ID: 917002309 Alt.Key/Folio#: Additional Parcel: N Mill Rate: 15.1933 Lot #: 45 Auction: N
 Taxes: \$203.00 Tax Year: 2012 Homestead: N Other Exemptions: N CDD: N Annual CDD Fee:
 Legal Description: LOT 45 SOUTH OAK PI#9170.0230/9
 Ownership: Fee Simple Complex/Community Name: Book/Page: 0052/0091 Floor #:
 Manufactured/Mobile Style: Model/Make: Zoning: RSF4.5 Future Land Use: 0000 Zoning Comp.: Y
 Lot Dimensions: 70.0X100.0 Lot Size(Acres): 0.16 Lot Size(SqFt): 7,001 Days Lease: Min Lease: Lease # /Year:
 Water Frontage: Water Access: Water Name:
 Water View: Water Extras: Waterfront Feet:

Interior Information

Living Room: 20x16 Master Br.: 15x14 5th Bedroom: Great Room: Study / Den: 10x11
 Family Room: 2nd Bedroom: 11x11 Studio: Air Conditioning: Central
 Kitchen: 10x10 3rd Bedroom: 11x11 Dinette: Heat & Fuel: Central
 Dining Room: 4th Bedroom: Bonus Room: Floor Covering: Carpet,Vinyl
 Fireplace: N Balcony/Porch: 20x10 Sq Ft Source: Builder Security System:
 Utilities Data: Public Utilities
 Interior Layout: Eating Space in Kitchen,Great Room,Mstr Bedroom Downstairs,Open Plan,Split Bedroom
 Interior Features: Inside Utility,InWall Pest Sys,Solid Sfc Cntrs,Unfurnished,Wshr/Dryr Hkup,Walk In Closet
 Master Bath: Dual Sinks
 Appliances Incl: Dishwasher,Disposal,Hot Water Electric,Range,Range Hood
 Kitchen: Pantry

Additional Rooms:

Exterior Information

Ext. Construction: Block,Stucco Style: Custom,Conter Pool:
 Exterior Features: Hurricane Shutters,Trees/Landscaped,Sliding Doors
 Garage/Carport: 2 Car Garage,Attached,Drive Space Dimensions: 19x20 Roof: Shingle

Community Information

Community Features: Fees Req

Maintenance Includes:

Housing for Older Persons: # of Pets: Max Pet Weight: Pet Restrictions:
 HOA / Comm Assn: Required HOA Fee: \$198.50 HOA Payment Schedule: Quarterly Mo.Maint.\$(addition to HOA):
 Condo Fee: Condo Fee Schedule:

Elementary School:

Middle School:

High School:

Realtor Info

List Agent: ROBERTA BURISH / FAITH PENNYBAKER Agent ID: 266505326/ 261544834 Agent Direct: 941-704-4223
 Sales Team: E-mail: rburish@kw.com Agent 2 Phone: 813-956-8701
 Office: KELLER WILLIAMS RLTY MANATEE / KELLER WILLIAMS RLTY Office ID: 266510191 Agent Fax: 941-761-7288
 List Date: 03/04/2013 Original Price: \$158,900 LP/SqFt: \$94.25 Agent Pager/Cell: 941-704-4223
 Contract: Previous Price: SP/SqFt: Office Phone: 941-792-2000
 Exp. Clsg Date: Price Change: SP/LP Ratio: Office Fax: 941-761-7288
 Sold Date: Sold Price: Owner: DUNE FL LAND I SUB LLC Owner Phone:
 Off-Market: Days to Contract: Listing Type: Exclusive Right to Sell Spec Listing Type : Exclusion
 Withdrawn: Days to Closed: Expiration Date: 12/31/13 Call Center #:
 Selling Agent: Office:

Financing Avail:

Management Comp Info: Buyer Agent: 3% Non-Rep: 0% Trans Broker: 3% Terms: Seller Credit:

Realtor Info: Floor Plan Avail

Confidential Info:

Showing Instructions: See Remarks
 Driving Directions: From I-75 take exit 224. West on US 301 to Ellenton-Gillette Road. Turn right to South Oak on left. Take first left and circle around to Sales Center.

Realtor Only Remarks: Sales Center is open Monday through Saturday from 10 to 6. Sundays from 12 to 5. You can also cal 941-704-4223 or 813-956-8701 for an appointment.



M5835975

3306 14TH E CT, ELLENTON

County: Manatee County **Zip Code:** 34222-3500 **Unit #:** **Status:** Active
Sub. Name: SOUTH OAK **List Price:** \$153,900
Beds: 3 **Baths:** 2/0 **SqFt Heated:** 1,558 **Low Price:**
Pool: None **Year Built:** 2013
Property: Single Family Home **Special Sale:** None
Total Acreage: Up to 10889 Sq. Ft. **Total SqFt:** 2200 **Pets Y/N:** Y **ADOM:** 8
Construction Status: Pre-Construction **Proj. Comp. Date:** **CDOM:** 8
Location: In County

The spacious 'Paloma' floorplan presented by Center Point Homes features 1558 square feet of living space with 3 bedrooms, 2 baths, a large great room with separate dining area and large open kitchen. The split floorplan has a large master suite and bath with corian counters and walk-in closet in addition to the two other guestrooms and bath. You just won't believe the value here! South Oak is a small enclave of homes located in Ellenton close to great shopping and I-75 for easy commuting to Tampa, Bradenton, and Sarasota. NO LOT PREMIUMS, low homeowner association fees and no CDD make this a great community for your first home, vacation home, or retirement home. This is a suggested floorplan for this homesite. Additional homesites and many other floorplans available.

Land, Site and Tax Information

SE/TP/RG: 17-34-18 **Subdivision #:** 917000 **Section #:** **Block/Parcel:** **Front Exposure:** South
Tax ID: 917000609 **Alt.Key/Folio#:** **Additional Parcel:** N **Mill Rate:** 15.1933 **Lot #:** 11 **Auction:** N
Taxes: \$216.00 **Tax Year:** 2012 **Homestead:** N **Other Exemptions:** N **CDD:** N **Annual CDD Fee:**
Legal Description: LOT 11 SOUTH OAK PI#9170.0060/9
Ownership: Fee Simple **Complex/Community Name:** **Book/Page:** 0052/0091 **Floor #:**
Manufactured/Mobile Style: **Model/Make:** **Zoning:** RSF4.5 **Future Land Use:** 0000 **Zoning Comp.:** Y
Lot Dimensions: 70.0X100.0 **Lot Size(Acres):** 0.16 **Lot Size(SqFt):** 7,000 **Days Lease:** **Min Lease:** **Lease # /Year:**
Water Frontage: **Water Access:** **Water Name:**
Water View: **Water Extras:** **Waterfront Feet:**

Interior Information

Living Room: 15x18 **Master Br.:** 14x15 **5th Bedroom:** **Great Room:** **Study / Den:**
Family Room: **2nd Bedroom:** 11x11 **Studio:** **Air Conditioning:** Central
Kitchen: 10x17 **3rd Bedroom:** 11x11 **Dinette:** **Heat & Fuel:** Central
Dining Room: 10x14 **4th Bedroom:** **Bonus Room:** **Floor Covering:** Carpet,Vinyl
Fireplace: N **Balcony/Porch:** 22x09 **Sq Ft Source:** Builder **Security System:**
Utilities Data: Public Utilities
Interior Layout: Great Room,Mstr Bedroom Downstairs,Open Plan,Split Bedroom
Interior Features: Inside Utility,InWall Pest Sys,Solid Sfc Cntrs,Unfurnished,Walk In Closet,Wshr/Dryr Hkup
Master Bath: Dual Sinks, Tub with Shower
Appliances Incl: Dishwasher,Disposal,Hot Water Electric,Range,Range Hood
Kitchen: Pantry **Additional Rooms:**

Exterior Information

Ext. Construction: Block,Stucco **Style:** Custom,Conter **Pool:**
Exterior Features: Trees/Landscaped,Hurricane Shutters
Garage/Carport: 2 Car Garage,Attached,Drive Space **Dimensions:** 21x21 **Roof:** Shingle

Community Information

Community Features: Fees Req

Maintenance Includes:

Housing for Older Persons:
HOA / Comm Assn: Required **# of Pets:** **Max Pet Weight:** **Pet Restrictions:**
HOA Fee: \$198.50 **HOA Payment Schedule:** Quarterly **Mo.Maint.(\$addition to HOA):**
Condo Fee: **Condo Fee Schedule:**

Elementary School:

Middle School:

High School:

Realtor Info

List Agent: ROBERTA BURISH / FAITH PENNYBAKER **Agent ID:** 266505326/ 261544834 **Agent Direct:** 941-704-4223
Sales Team: **E-mail:** rburish@kw.com **Agent 2 Phone:** 813-956-8701
Office: KELLER WILLIAMS RLTY MANATEE / KELLER WILLIAMS RLTY **Office ID:** 266510191 **Agent Fax:** 941-761-7288
List Date: 03/03/2013 **Original Price:** \$153,900 **LP/SqFt:** \$98.78 **Agent Pager/Cell:** 941-704-4223
Contract: **Previous Price:** **SP/SqFt:** **Office Phone:** 941-792-2000
Exp. Clsg Date: **Price Change:** **SP/LP Ratio:** **Office Fax:** 941-761-7288
Sold Date: **Sold Price:** **Owner:** CENTER POINTE HOMES LLC **Owner Phone:**
Off-Market: **Days to Contract:** **Listing Type:** Exclusive Right to Sell **Spec Listing Type :** Exclusion
Withdrawn: **Days to Closed:** **Expiration Date:** 12/31/13 **Call Center #:**
Selling Agent: **Office:**
Management Comp Info: **Financing Avail:**
Buyer Agent: 3% **Non-Rep:** 0% **Trans Broker:** 3% **Terms:** **Seller Credit:**

Realtor Info:

Confidential Info:

Showing Instructions: See Remarks

Driving Directions: From I-75 take exit 224. West on US 301 approximately 1 mile to Ellenton-Gillette Road. Turn right to South Oak on left. Take first left and circle around to Sales Center.

Realtor Only Remarks: Sales Center is open Monday through Saturday from 10 to 6. Sundays from 12 to 5. You can also call 941-704-4223 or 813-956-8701 for an appointment.

**M5835923****3212 14TH E CT, ELLENTON**

County: Manatee County **Zip Code:** 34222-3506 **Unit #:** **Status:** Active
Sub. Name: SOUTH OAK **List Price:** \$193,900
Beds: 4 **Baths:** 2/1 **SqFt Heated:** 2,736 **Low Price:**
Pool: None **Year Built:** 2013
Property: Single Family Home **Special Sale:** None
Total Acreage: Up to 10889 Sq. Ft. **Total SqFt:** 3461 **Pets Y/N:** Y **ADOM:** 9
Construction Status: Pre-Construction **Proj. Comp. Date:** **CDOM:** 9
Location: In County

Beautiful 2-story "Valencia" floorplan presented by Center Pointe Homes located on a wooded lot in a quiet cul-de-sac. It doesn't get any better than this! Floorplan boasts 4 bedrooms, 2 full baths and 1 half bath, formal dining room and living room, family room and large open kitchen. All bedrooms are upstairs along with a large bonus room. South Oak is a small enclave of homes located in Ellenton, close to great shopping and I-75 for easy commuting to Tampa, Bradenton, and Sarasota. NO LOT PREMIUMS, low homeowner association fees, and no CDD assessment make it perfect for a first home, vacation home, or retirement home. THIS IS A SUGGESTED FLOORPLAN FOR THIS HOMESITE. Additional homesites and floorplans are available.

Land, Site and Tax Information

SE/TP/RG: 17-34-18 **Subdivision #:** 917000 **Section #:** **Block/Parcel:** **Front Exposure:** East
Tax ID: 917000909 **Alt.Key/Folio#:** **Additional Parcel:** N **Mill Rate:** 15.1933 **Lot #:** 17 **Auction:** N
Taxes: \$216.00 **Tax Year:** 2012 **Homestead:** N **Other Exemptions:** N **CDD:** N **Annual CDD Fee:**
Legal Description: LOT 17 SOUTH OAK PI#9170.0090/9
Ownership: Fee Simple **Complex/Community Name:** **Book/Page:** 0052/0091 **Floor #:**
Manufactured/Mobile Style: **Model/Make:** **Zoning:** RSF4.5 **Future Land Use:** 0000 **Zoning Comp.:** Y
Lot Dimensions: 70.0X100.0 **Lot Size(Acres):** 0.16 **Lot Size(SqFt):** 7,000 **Days Lease:** **Min Lease:** **Lease # /Year:**
Water Frontage: **Water Access:** **Water Name:**
Water View: **Water Extras:** **Waterfront Feet:**

Interior Information

Living Room: 12x16 **Master Br.:** 14x14 **5th Bedroom:** **Great Room:** **Study / Den:**
Family Room: 18x18 **2nd Bedroom:** 11x13 **Studio:** **Air Conditioning:** Central
Kitchen: 12x12 **3rd Bedroom:** 11x13 **Denette:** 10x11 **Heat & Fuel:** Central
Dining Room: 16x11 **4th Bedroom:** 12x10 **Bonus Room:** 11x21 **Floor Covering:** Carpet,Vinyl
Fireplace: N **Balcony/Porch:** 21x09 **Sq Ft Source:** Builder **Security System:**
Utilities Data: Public Utilities
Interior Layout: Eating Space in Kitchen, Formal Dining Room Separate, Formal Living Room Separate, Kitchen/Family Room Combo
Interior Features: Inside Utility, InWall Pest Sys
Master Bath: Dual Sinks, Tub with Separate Shower Stall
Appliances Incl: Disposal, Dishwasher, Range, Range Hood, Hot Water Electric
Kitchen: Island, Pantry

Additional Rooms:**Exterior Information**

Ext. Construction: Block, Stucco **Style:** Custom, Conter **Pool:**
Exterior Features: Oak Trees, Trees/Landscaped
Garage/Carpport: 2 Car Garage, Attached, Drive Space **Dimensions:** 20x20 **Roof:** Shingle

Community Information

Community Features: Fees Req

Maintenance Includes:

Housing for Older Persons:
HOA / Comm Assn: Required **# of Pets:** **Max Pet Weight:** **Pet Restrictions:**
HOA Fee: \$198.50 **HOA Payment Schedule:** Quarterly **Mo. Maint. \$(addition to HOA):**
Condo Fee: **Condo Fee Schedule:**

Elementary School:**Middle School:****High School:****Realtor Info**

List Agent: ROBERTA BURISH / FAITH PENNYBAKER **Agent ID:** 266505326/ 261544834 **Agent Direct:** 941-704-4223
Sales Team: **E-mail:** rburish@kw.com **Agent 2 Phone:** 813-956-8701
Office: KELLER WILLIAMS RLTY MANATEE / KELLER WILLIAMS RLTY **Office ID:** 266510191 **Agent Fax:** 941-761-7288
List Date: 03/02/2013 **Original Price:** \$193,900 **LP/SqFt:** \$70.87 **Agent Pager/Cell:** 941-704-4223
Contract: **Previous Price:** **SP/SqFt:** **Office Phone:** 941-792-2000
Exp. Clsg Date: **Price Change:** **SP/LP Ratio:** **Office Fax:** 941-761-7288
Sold Date: **Sold Price:** **Owner:** DUNE FL LAND I SUB LLC **Owner Phone:**
Off-Market: **Days to Contract:** **Listing Type:** Exclusive Right to Sell **Spec Listing Type:** Exclusion
Withdrawn: **Days to Closed:** **Expiration Date:** 12/31/13 **Call Center #:**
Selling Agent: **Office:**

Management Comp Info:

Buyer Agent: 3% **Non-Rep:** 0% **Financing Avail:** **Trans Broker:** 3% **Terms:** **Seller Credit:**

Realtor Info: Floor Plan Avail

Confidential Info:

Showing Instructions: See Remarks

Driving Directions:

From I-75 take exit 224. Turn West on US 301 to Ellenton-Gillette Road. Turn right to South Oak on left. Take first left and circle around to sales center on left.

Realtor Only Remarks:

Sales Center is open Monday through Saturday from 10 to 6. Sundays 12 to 5. You may also call 941-704-4223 or 813-956-8701 to make an appointment. Hurry, won't last long!



M5835930

3208 14TH E CT, ELLENTON

County: Manatee County **Zip Code:** 34222-3506 **Unit #:** **Status:** Active
Sub. Name: SOUTH OAK **List Price:** \$191,900
Beds: 4 **Baths:** 3/1 **SqFt Heated:** 2,752 **Low Price:**
Pool: None **Year Built:** 2013
Property: Single Family Home **Special Sale:** None
Total Acreage: Up to 10889 Sq. Ft. **Total SqFt:** 3545 **Pets Y/N:** Y **ADOM:** 9
Construction Status: Pre-Construction **Proj. Comp. Date:** **CDOM:** 9
Location: In County

Old Florida Charm is what you get on this gorgeous wooded lot on quiet cul-de-sac. From the magnificent Oak to the babbling brook! The 'Las Palmas' floorplan presented by Center Pointe Homes is a two-story with 4 bedrooms, 3 full baths and 1 half bath. Great family home with open spaces that include separate dining area, study/den/guest bed, and open kitchen. The second floor has large master suite, 2 guest bedrooms and bonus room. South Oak is a small enclave of homes located in Ellenton close to great shopping and I-75 for easy commuting to Tampa, Bradenton and Sarasota. NO LOT PREMIUMS, low homeowner association fees, and no CDD assessment make it perfect for a first home, vacation home, or retirement home. This is a suggested floorplan for this homesite. Additional homesites and floorplans are available.

Land, Site and Tax Information

SE/TP/RG: 17-34-18 **Subdivision #:** 917000 **Section #:** **Block/Parcel:** **Front Exposure:** East
Tax ID: 917000959 **Alt.Key/Folio#:** **Additional Parcel:** N **Mill Rate:** 15.1933 **Lot #:** 18 **Auction:** N
Taxes: \$216.00 **Tax Year:** 2012 **Homestead:** N **Other Exemptions:** N **CDD:** N **Annual CDD Fee:**
Legal Description: LOT 18 SOUTH OAK PI#9170.0095/9
Ownership: Fee Simple **Complex/Community Name:** **Book/Page:** 0052/0091 **Floor #:**
Manufactured/Mobile Style: **Model/Make:** **Zoning:** RSF4.5 **Future Land Use:** 0000 **Zoning Comp.:** Y
Lot Dimensions: 70.0X100.0 **Lot Size(Acres):** 0.16 **Lot Size(SqFt):** 7,000 **Days Lease:** **Min Lease:** **Lease # /Year:**
Water Frontage: **Water Access:** **Water Name:**
Water View: **Water Extras:** **Waterfront Feet:**

Interior Information

Living Room: 18x16 **Master Br.:** 17x14 **5th Bedroom:** **Great Room:** **Study / Den:** 11x11
Family Room: **2nd Bedroom:** 12x13 **Studio:** **Air Conditioning:** Central
Kitchen: 13x13 **3rd Bedroom:** 15x12 **Dinette:** **Heat & Fuel:** Central
Dining Room: 15x12 **4th Bedroom:** **Bonus Room:** 11x22 **Floor Covering:** Carpet,Vinyl
Fireplace: N **Balcony/Porch:** 28x11 **Sq Ft Source:** Builder **Security System:**
Utilities Data: Public Utilities
Interior Layout: Living Room/Great Room,Living/Dining Room Combo,Open Plan
Interior Features: Inside Utility,InWall Pest Sys,Solid Sfc Cntrs,Unfurnished,Walk In Closet,Wshr/Dryr Hkup
Master Bath: Dual Sinks, Tub with Separate Shower Stall
Appliances Incl: Dishwasher,Disposal,Range,Range Hood
Kitchen: Pantry **Additional Rooms:**

Exterior Information

Ext. Construction: Block,Stucco **Style:** Custom,Conter **Pool:**
Exterior Features: Hurricane Shutters,Trees/Landscaped
Garage/Carpport: 2 Car Garage,Attached,Drive Space **Dimensions:** 21x22 **Roof:** Shingle

Community Information

Community Features: Fees Req

Maintenance Includes:

Housing for Older Persons:
HOA / Comm Assn: Required **# of Pets:** **Max Pet Weight:** **Pet Restrictions:**
HOA Fee: \$198.50 **HOA Payment Schedule:** Quarterly **Mo.Maint. \$(addition to HOA):**
Condo Fee: **Condo Fee Schedule:**

Elementary School:

Middle School:

High School:

Realtor Info

List Agent: ROBERTA BURISH / FAITH PENNYBAKER **Agent ID:** 266505326/ 261544834 **Agent Direct:** 941-704-4223
Sales Team: **E-mail:** rburish@kw.com **Agent 2 Phone:** 813-956-8701
Office: KELLER WILLIAMS RLTY MANATEE / KELLER WILLIAMS RLTY **Office ID:** 266510191 **Agent Fax:** 941-761-7288
List Date: 03/02/2013 **Original Price:** \$191,900 **LP/SqFt:** \$69.73 **Agent Pager/Cell:** 941-704-4223
Contract: **Previous Price:** **SP/SqFt:** **Office Phone:** 941-792-2000
Exp. Clsg Date: **Price Change:** **SP/LP Ratio:** **Office Fax:** 941-761-7288
Sold Date: **Sold Price:** **Owner:** DUNE FL LAND I SUB LLC **Owner Phone:**
Off-Market: **Days to Contract:** **Listing Type:** Exclusive Right to Sell **Spec Listing Type :** Exclusion
Withdrawn: **Days to Closed:** **Expiration Date:** 12/31/13 **Call Center #:**
Selling Agent: **Office:**

Management Comp Info:

Financing Avail:

Buyer Agent: 3% **Non-Rep:** 0% **Trans Broker:** 3% **Terms:** **Seller Credit:**

Realtor Info: Floor Plan Avail

Confidential Info:

Showing Instructions: See Remarks

Driving Directions: From I-75 take exit 224. West on US 301 to Ellenton-Gillette Road. Turn right to South Oak on left. Take first left and circle around to Sales Center.

Realtor Only Remarks: Model Sales Center is open Monday through Saturday from 10 to 6. Sundays 12 to 5. You may also call 941-704-4223 or 813-956-8701 to make an appointment



M5835901

3211 14TH E CT, ELLENTON

County: Manatee County Zip Code: 34222-3507 Unit #: Status: Active
 Sub. Name: SOUTH OAK List Price: \$182,900
 Beds: 3 Baths: 2/1 SqFt Heated: 2,149 Low Price:
 Pool: None Year Built: 2013
 Property: One Story Single Family Home Special Sale: None
 Total Acreage: Up to 10889 Sq. Ft. Total SqFt: 3078 Pets Y/N: Y ADOM: 9
 Construction Status: Under Construction Proj. Comp. Date: 07/31/13 CDOM: 9
 Location: In County

Beautiful upgraded Barcelona floorplan on private cul-de-sac. This spacious home presented by Center Pointe Homes offers 2149 square feet of living space with 3 bedrooms, 2 baths, separate dining area, large kitchen with breakfast cafe, living room, family room and den/study with wood floors and crown molding throughout. Kitchen has stainless appliances. High efficiency air and heating system, energy efficient, quick recovery water heater are just some of the features of this home. South Oak is a small enclave of homes located in Ellenton close to great shopping and I-75 for commuting to Tampa, Bradenton and Sarasota. NO LOT PREMIUMS, low Homeowner Association Fees, and no CDD make this a perfect community for a first home, vacation home, or retirement home. Additional homesites and many other floorplans are available.

Land, Site and Tax Information

SE/TP/RG: 17-34-18 Subdivision #: 917000 Section #: Block/Parcel: Front Exposure: West
 Tax ID: 917001159 Alt.Key/Folio#: Additional Parcel: N Mill Rate: 15.1933 Lot #: 22 Auction: N
 Taxes: \$231.00 Tax Year: 2012 Homestead: N Other Exemptions: N CDD: N Annual CDD Fee:
 Legal Description: LOT 22 SOUTH OAK PI#9170.0115/9
 Ownership: Fee Simple Complex/Community Name: Book/Page: 0052/0091 Floor #:
 Manufactured/Mobile Style: Model/Make: Zoning: RSF4.5 Future Land Use: 0000 Zoning Comp.: Y
 Lot Dimensions: Lot Size(Acres): 0.17 Lot Size(SqFt): 7,395 Days Lease: Min Lease: Lease # /Year:
 Water Frontage: Water Access: Water Name:
 Water View: Water Extras: Waterfront Feet:

Interior Information

Living Room: 14x16 Master Br.: 13x16 5th Bedroom: Great Room: Study / Den: 11x13
 Family Room: 14x15 2nd Bedroom: 10x14 Studio: Air Conditioning: Central
 Kitchen: 10x12 3rd Bedroom: 11x12 Dinette: Heat & Fuel: Central
 Dining Room: 14x10 4th Bedroom: Bonus Room: Floor Covering: Carpet,Ceramic Tile,Wood
 Fireplace: N Balcony/Porch: 27x11 Sq Ft Source: Builder Security System:
 Utilities Data: Public Utilities
 Interior Layout: Living/Dining Room Combo,Eating Space in Kitchen,Kitchen/Family Room Combo,Mstr Bedroom Downstairs,Open Plan,Split Bedroom
 Interior Features: Crown Moulding,Inside Utility,InWall Pest Sys,Smoke Alarm(s),Solid Sfc Cntrs,Unfurnished, Walk In Closet, Wshr/Dryr Hkup
 Master Bath: Dual Sinks, Garden Bath, Tub with Separate Shower Stall
 Appliances Incl: Dishwasher,Disposal,Hot Water Electric,Microwave,Range,Refrigerator
 Kitchen: Pantry,Breakfast Bar Additional Rooms:

Exterior Information

Ext. Construction: Block,Stucco Style: Custom,Center Pool:
 Exterior Features: Barn,Hurricane Shutters,Irrigation System,Sliding Doors,Trees/Landscaped
 Garage/Carpport: 3 Car Garage,Attached,Drive Space Dimensions: 28x20 Roof: Shingle

Community Information

Community Features: Fees Req

Maintenance Includes:

Housing for Older Persons: # of Pets: Max Pet Weight: Pet Restrictions:
 HOA / Comm Assn: Required HOA Fee: \$198.50 HOA Payment Schedule: Quarterly Mo.Maint.\$(addition to HOA):
 Condo Fee: Condo Fee Schedule:

Elementary School:

Middle School:

High School:

Realtor Info

List Agent: ROBERTA BURISH / FAITH PENNYBAKER Agent ID: 266505326/ 261544834 Agent Direct: 941-704-4223
 Sales Team: E-mail: rburish@kw.com Agent 2 Phone: 813-956-8701
 Office: KELLER WILLIAMS RLTY MANATEE / KELLER WILLIAMS RLTY Office ID: 266510191 Agent Fax: 941-761-7288
 List Date: 03/02/2013 Original Price: \$182,900 LP/SqFt: \$85.11 Agent Pager/Cell: 941-704-4223
 Contract: Previous Price: SP/SqFt: Office Phone: 941-792-2000
 Exp. Clsg Date: Price Change: SP/LP Ratio: Office Fax: 941-761-7288
 Sold Date: Sold Price: Owner: CENTER POINTE HOMES LLC
 Off-Market: Days to Contract: Listing Type: Exclusive Right to Sell Spec Listing Type: Exclusion
 Withdrawn: Days to Closed: Expiration Date: 12/31/13 Call Center #:
 Selling Agent: Office:

Management Comp Info:

Financing Avail:

Buyer Agent: 3% Non-Rep: 0% Trans Broker: 3% Terms: Seller Credit:

Realtor Info: Floor Plan Avail

Confidential Info:

Showing Instructions: See Remarks

Driving Directions:

From I-75 take exit 224. West on US 301 approx. 1 mile to Ellenton-Gillette Road than right to South Oak on left. Take first left and circle around to Sales Center.

Realtor Only Remarks:

Sales Center is open Monday through Saturday from 10 to 6. Sundays 12 to 5. You may also call 941-704-4223 or 813-956-8701 for an appointment.



M5835906

3215 14TH E CT, ELLENTON

County: Manatee County **Zip Code:** 34222-3507 **Unit #:** **Status:** Active
Sub. Name: SOUTH OAK **List Price:** \$176,900
Beds: 4 **Baths:** 3/0 **SqFt Heated:** 2,024 **Low Price:**
Pool: None **Year Built:** 2013
Property: Single Family Home **Special Sale:** None
Total Acreage: Up to 10889 Sq. Ft. **Total SqFt:** 2925 **Pets Y/N:** Y **ADOM:** 9
Construction Status: Pre-Construction **Proj. Comp. Date:** **CDOM:** 9
Location: In County

The spacious 'Catania' floorplan presented by Center Pointe Homes offers 2024 square feet of living spaces and features 4 bedrooms, 3 baths, open floor plan with great room, separate dining area, a large kitchen with breakfast cafe, and den/study. Split floorplan has master suite and bath with dual sinks, corian counters, walk-in closet and separate tub and shower. There is a mother-in-law suite with separate bath and walk-in closet in addition to the two other guestrooms and bath. You just won't believe the value here! South Oak is a small enclave of homes located in Ellenton close to great shopping and I-75 for easy commuting to Tampa, Bradenton, and Sarasota. NO LOT PREMIUMS, low Homeowner Association Fees, and no CDD make this a great community for a first time homebuyer, vacation home or a retirement home. This is a suggested floorplan for this homesite. Additional homesites and many other floorplans available.

Land, Site and Tax Information

SE/TP/RG: 17-34-18 **Subdivision #:** 917000 **Section #:** **Block/Parcel:** **Front Exposure:** West
Tax ID: 917001209 **Alt.Key/Folio#:** **Additional Parcel:** N **Mill Rate:** 15.1933 **Lot #:** 23 **Auction:** N
Taxes: \$231.00 **Tax Year:** 2012 **Homestead:** N **Other Exemptions:** N **CDD:** N **Annual CDD Fee:**
Legal Description: LOT 23 SOUTH OAK PI#9170.0120/9
Ownership: Fee Simple **Complex/Community Name:** **Book/Page:** 0052/0091 **Floor #:**
Manufactured/Mobile Style: **Model/Make:** **Zoning:** RSF4.5 **Future Land Use:** 0000 **Zoning Comp.:** Y
Lot Dimensions: **Lot Size(Acres):** 0.17 **Lot Size(SqFt):** 7,333 **Days Lease:** **Min Lease:** **Lease # /Year:**
Water Frontage: **Water Access:** **Water Name:**
Water View: **Water Extras:** **Waterfront Feet:**

Interior Information

Living Room: 15x19 **Master Br.:** 14x14 **5th Bedroom:** **Great Room:** **Study / Den:** 11x11
Family Room: **2nd Bedroom:** 12x11 **Studio:** **Air Conditioning:** Central
Kitchen: 10x12 **3rd Bedroom:** 10x11 **Dinette:** 10x09 **Heat & Fuel:** Central
Dining Room: 16x11 **4th Bedroom:** 11x11 **Bonus Room:** **Floor Covering:** Carpet,Vinyl
Fireplace: N **Balcony/Porch:** 18x11 **Sq Ft Source:** Builder **Security System:**
Utilities Data: Public Utilities
Interior Layout: Living/Dining Room Combo,Eating Space in Kitchen,Mstr Bedroom Downstairs,Open Plan,Split Bedroom
Interior Features: Inside Utility,InWall Pest Sys,Smoke Alarm(s),Solid Sfc Cntrs,Unfurnished,Walk In Closet, Wshr/Dryr Hkup
Master Bath: Dual Sinks, Garden Bath, Tub with Separate Shower Stall
Appliances Incl: Dishwasher,Disposal,Hot Water Electric,Range,Range Hood
Kitchen: Breakfast Bar,Pantry

Additional Rooms:

Exterior Information

Ext. Construction: Block,Stucco **Style:** Custom,Conter **Pool:**
Exterior Features: Trees/Landscaped,Hurricane Shutters
Garage/Carpport: 3 Car Garage,Attached,Drive Space **Dimensions:** 28x20 **Roof:** Shingle

Community Information

Community Features: Fees Req

Maintenance Includes:

Housing for Older Persons:
HOA / Comm Assn: Required **# of Pets:** **Max Pet Weight:** **Pet Restrictions:**
HOA Fee: \$198.50 **HOA Payment Schedule:** Quarterly **Mo.Maint. \$(addition to HOA):**
Condo Fee: **Condo Fee Schedule:**

Elementary School:

Middle School:

High School:

Realtor Info

List Agent: ROBERTA BURISH / FAITH PENNYBAKER **Agent ID:** 266505326/ 261544834 **Agent Direct:** 941-704-4223
Sales Team: **E-mail:** rburish@kw.com **Agent 2 Phone:** 813-956-8701
Office: KELLER WILLIAMS RLTY MANATEE / KELLER WILLIAMS RLTY **Office ID:** 266510191 **Agent Fax:** 941-761-7288
List Date: 03/02/2013 **Original Price:** \$176,900 **LP/SqFt:** \$87.40 **Agent Pager/Cell:** 941-704-4223
Contract: **Previous Price:** **SP/SqFt:** **Office Phone:** 941-792-2000
Exp. Clsg Date: **Price Change:** **SP/LP Ratio:** **Office Fax:** 941-761-7288
Sold Date: **Sold Price:** **Owner:** DUNE FL LAND I SUB LLC **Owner Phone:**
Off-Market: **Days to Contract:** **Listing Type:** Exclusive Right to Sell **Spec Listing Type :** Exclusion
Withdrawn: **Days to Closed:** **Expiration Date:** 12/31/13 **Call Center #:**
Selling Agent: **Office:**

Management Comp Info:

Financing Avail:

Buyer Agent: 3% **Non-Rep:** 0% **Trans Broker:** 3% **Terms:** **Seller Credit:**

Realtor Info: Floor Plan Avail

Confidential Info:

Showing Instructions: See Remarks

Driving Directions: From I-75 take exit 224. Turn west on US 301 to Ellenton-Gillette Road. Turn right to South Oak on left. Take first left and circle around to Sales Center.

Realtor Only Remarks: Sales Center is open Monday through Saturday from 10 to 6. Sundays from 12 to 5. You can also call 941-704-4223 or 813-956-8701 to make an appointment. THIS IS A SUGGESTED FLOORPLAN AND MAY BE CHANGED.



M5835990

3309 13TH E ST, ELLENTON

County: Manatee County Zip Code: 34222-3509 Unit #: Status: Photo Required
 Sub. Name: SOUTH OAK List Price: \$143,900
 Beds: 3 Baths: 2/0 SqFt Heated: 1,305 Low Price:
 Pool: None Year Built: 2013
 Property: Single Family Home Special Sale: None
 Total Acreage: Up to 10889 Sq. Ft. Total SqFt: 1782 Pets Y/N: Y ADOM: 7
 Construction Status: Pre-Construction Proj. Comp. Date: CDOM: 7
 Location: In County

The 'Alicante' floorplan presented by Center Pointe Homes offers 1305 square feet of living space and features a large, formal living area, 3 bedrooms, 2 baths, open floor plan with family room, kitchen and dining combo. South Oak is a small enclave of homes located in Ellenton close to great shopping and I-75 for easy commuting to Tampa, Bradenton and Sarasota. NO LOT PREMIUMS, low homeowner association fees and no CDD make this a great community for your first home, vacation home or retirement home. This is a suggested floorplan for this homesite. Additional homesites and many other floorplans available. You won't believe the value here!

Land, Site and Tax Information

SE/TP/RG: 17-34-18 Subdivision #: 917000 Section #: Block/Parcel: Front Exposure: East
 Tax ID: 917001559 Alt.Key/Folio#: Additional Parcel: N Mill Rate: 15.1933 Lot #: 30 Auction: N
 Taxes: \$216.00 Tax Year: 2012 Homestead: N Other Exemptions: N CDD: N Annual CDD Fee:
 Legal Description: LOT 30 SOUTH OAK PI#9170.0155/9
 Ownership: Fee Simple Complex/Community Name: Book/Page: 0052/0091 Floor #:
 Manufactured/Mobile Style: Model/Make: Zoning: RSF4.5 Future Land Use: 0000 Zoning Comp.: Y
 Lot Dimensions: Lot Size(Acres): 0.16 Lot Size(SqFt): 7,063 Days Lease: Min Lease: Lease # /Year:
 Water Frontage: Water Access: Water Name:
 Water View: Water Extras: Waterfront Feet:

Interior Information

Living Room: 16x13 Master Br.: 12x13 5th Bedroom: Great Room: Study / Den:
 Family Room: 2nd Bedroom: 10x10 Studio: Air Conditioning: Central
 Kitchen: 09x08 3rd Bedroom: 10x10 Dinette: Heat & Fuel: Central
 Dining Room: 4th Bedroom: Bonus Room: Floor Covering: Carpet,Vinyl
 Fireplace: N Balcony/Porch: Sq Ft Source: Builder Security System:
 Utilities Data: Public Utilities
 Interior Layout: Kitchen/Family Room Combo,Eating Space in Kitchen,Open Plan,Formal Living Room Separate
 Interior Features: InWall Pest Sys,Solid Sfc Cntrs,Unfurnished,Walk In Closet,Wshr/Dryr Hkup
 Master Bath:
 Appliances Incl: Range,Range Hood,Dishwasher,Disposal
 Kitchen: Pantry

Additional Rooms:

Exterior Information

Ext. Construction: Block,Stucco Style: Custom,Contor Pool:
 Exterior Features: Hurricane Shutters,Trees/Landscaped,Sliding Doors
 Garage/Carpport: 2 Car Garage,Attached,Drive Space Dimensions: 19x21 Roof: Shingle

Community Information

Community Features: Fees Req

Maintenance Includes:

Housing for Older Persons: # of Pets: Max Pet Weight: Pet Restrictions:
 HOA / Comm Assn: Required HOA Fee: \$198.50 HOA Payment Schedule: Quarterly Mo.Maint.\$(addition to HOA):
 Condo Fee: Condo Fee Schedule:

Elementary School:

Middle School:

High School:

Realtor Info

List Agent: ROBERTA BURISH / FAITH PENNYBAKER Agent ID: 266505326/ 261544834 Agent Direct: 941-704-4223
 Sales Team: E-mail: rburish@kw.com Agent 2 Phone: 813-956-8701
 Office: KELLER WILLIAMS RLTY MANATEE / KELLER WILLIAMS RLTY Office ID: 266510191 Agent Fax: 941-761-7288
 List Date: 03/04/2013 Original Price: \$143,900 LP/SqFt: \$110.27 Agent Pager/Cell: 941-704-4223
 Contract: Previous Price: SP/SqFt: Office Phone: 941-792-2000
 Exp. Clsg Date: Price Change: SP/LP Ratio: Office Fax: 941-761-7288
 Sold Date: Sold Price: Owner: CENTER POINTE HOMES LLC Owner Phone:
 Off-Market: Days to Contract: Listing Type: Exclusive Right to Sell Spec Listing Type: Exclusion
 Withdrawn: Days to Closed: Expiration Date: 12/31/13 Call Center #:
 Selling Agent: Office:

Management Comp Info:

Financing Avail:

Buyer Agent: 3% Non-Rep: 0% Trans Broker: 3% Terms: Seller Credit:

Realtor Info: Floor Plan Avail

Confidential Info:

Showing Instructions: See Remarks

Driving Directions:

From I-75 take exit 224. West on US 301 approximately 1 mile to Ellenton-Gillette Road. Turn right to South Oak on left. Take first left and circle around to sales center.

Realtor Only Remarks:

Sales Center is open Monday through Saturday from 10 to 6. Sundays from 12 to 5. You can also call 941-704-4223 or 813-956-8701 to make an appointment. THIS IS A SUGGESTED FLOORPLAN AND MAY BE CHANGED.



M5835890

3506 13TH E ST, ELLENTON

County: Manatee County **Zip Code:** 34222-3512 **Unit #:** **Status:** Active
Sub. Name: SOUTH OAK **List Price:** \$215,499
Beds: 4 **Baths:** 3/0 **SqFt Heated:** 2,024 **Low Price:**
Pool: None **Year Built:** 2013
Property: Single Family Home **Special Sale:** None
Total Acreage: Up to 10889 Sq. Ft. **Total SqFt:** 2928 **Pets Y/N:** Y **ADOM:** 9
Construction Status: **Proj. Comp. Date:** **CDOM:** 9
Location: In County

BEAUTIFUL BUILDER'S MODEL HOME. You won't believe all of the upgrades in this gorgeous **Catania floorplan** presented by Center Pointe homes! From the moment you step on the front porch it feels like home. Enter into the great room with formal dining area, a large open kitchen and breakfast cafe. Beautiful wood floors and crown molding throughout. The kitchen is a dream with granite counters, stainless appliances, accent lighting, 42" cabinetry with crowns, pullouts, and soft close drawers. The split floorplan boasts a large master suite and bath with granite, jacuzzi tub, separate shower and walk in closet; as well as a mother-in-law suite with private bath and large walk-in closet. Two more bedrooms, a third bath and 3-car garage means there is room for everyone! South Oak is a small enclave of homes located in Ellenton, close to great shopping and I-75 for easy commuting to Tampa, Bradenton and Sarasota. NO LOT PREMIUMS, Low Homeowner Association fees, and no CDD assessment make it perfect for a first home, vacation home, or retirement home. Additional homesites and floorplans available.

Land, Site and Tax Information

SE/TP/RG: 17-34-18 **Subdivision #:** 917000 **Section #:** **Block/Parcel:** **Front Exposure:** South
Tax ID: 917001909 **Alt.Key/Folio#:** **Additional Parcel:** N **Mill Rate:** 15.1933 **Lot #:** 37 **Auction:** N
Taxes: \$216.00 **Tax Year:** 2012 **Homestead:** N **Other Exemptions:** N **CDD:** N **Annual CDD Fee:**
Legal Description: LOT 37 SOUTH OAK PI#9170.0190/9
Ownership: Fee Simple **Complex/Community Name:** **Book/Page:** 0052/0091 **Floor #:**
Manufactured/Mobile Style: **Model/Make:** **Zoning:** RSF4.5 **Future Land Use:** 0000 **Zoning Comp.:** Y
Lot Dimensions: 70.0X100.0 **Lot Size(Acres):** 0.16 **Lot Size(SqFt):** 7,001 **Days Lease:** **Min Lease:** **Lease # /Year:**
Water Frontage: **Water Access:** **Water Name:**
Water View: **Water Extras:** **Waterfront Feet:**

Interior Information

Living Room: 15x19 **Master Br.:** 14x14 **5th Bedroom:** **Great Room:** **Study / Den:** 11x11
Family Room: **2nd Bedroom:** 12x11 **Studio:** **Air Conditioning:** Central
Kitchen: 10x12 **3rd Bedroom:** 10x11 **Dinette:** 10x09 **Heat & Fuel:** Central
Dining Room: 16x11 **4th Bedroom:** 11x11 **Bonus Room:** **Floor Covering:** Carpet,Ceramic Tile,Wood
Fireplace: N **Balcony/Porch:** 18x11 **Sq Ft Source:** Builder **Security System:** Owned
Utilities Data: Public Utilities
Interior Layout: Eating Space in Kitchen,Open Plan,Living/Dining Room Combo,Split Bedroom,Mstr Bedroom Downstairs,Great Room, Kitchen/Family Room Combo
Interior Features: Ceiling Fan(s),Crown Moulding,Inside Utility,InWall Pest Sys,Radiant Barrier,Stone Counters, Thermal Wndws, Wndw Treatment, Walk In Closet, Unf
Master Bath: Bath w Spa/Hydro Massage Tub, Dual Sinks, Tub with Separate Shower Stall, Other Specify in Remarks
Appliances Incl: Dishwasher,Disposal,Dryer,Hot Water Electric,Microwave,Range,Refrigerator,Washer
Kitchen: **Additional Rooms:**

Exterior Information

Ext. Construction: Block,Stucco **Style:** Custom,Conter **Pool:**
Exterior Features: Hurricane Shutters,Irrigation System,Outdoor Lights,Sliding Doors,Trees/Landscaped
Garage/Carport: 3 Car Garage,Attached,Drive Space **Dimensions:** 28x20 **Roof:** Shingle

Community Information

Community Features: Fees Req

Maintenance Includes:

Housing for Older Persons: **# of Pets:** **Max Pet Weight:** **Pet Restrictions:**
HOA / Comm Assn: Required **HOA Fee:** \$198.50 **HOA Payment Schedule:** Quarterly **Mo.Maint. \$(addition to HOA):**
Condo Fee: **Condo Fee Schedule:**

Elementary School:

Middle School:

High School:

Realtor Info

List Agent: ROBERTA BURISH / FAITH PENNYBAKER **Agent ID:** 266505326/ 261544834 **Agent Direct:** 941-704-4223
Sales Team: **E-mail:** rburish@kw.com **Agent 2 Phone:** 813-956-8701
Office: KELLER WILLIAMS RLTY MANATEE / KELLER WILLIAMS RLTY **Office ID:** 266510191 **Agent Fax:** 941-761-7288
List Date: 03/02/2013 **Original Price:** \$215,499 **LP/SqFt:** \$106.47 **Agent Pager/Cell:** 941-704-4223
Contract: **Previous Price:** **SP/SqFt:** **Office Phone:** 941-792-2000
Exp. Clsg Date: **Price Change:** **SP/LP Ratio:** **Office Fax:** 941-761-7288
Sold Date: **Sold Price:** **Owner:** CENTER POINTE HOMES LLC **Owner Phone:**
Off-Market: **Days to Contract:** **Listing Type:** Exclusive Right to Sell **Spec Listing Type :** Exclusion
Withdrawn: **Days to Closed:** **Expiration Date:** 12/31/13 **Call Center #:**
Selling Agent: **Office:**

Management Comp Info:

Buyer Agent: 3% **Non-Rep:** 0% **Financing Avail:** Conventional,Cash
Realtor Info: Floor Plan Avail, HOA Disc Avail **Trans Broker:** 3% **Terms:** **Seller Credit:**

Confidential Info:

Showing Instructions: See Remarks

Driving Directions:

From I-75 take exit 224 onto 301 West to Ellenton Gillette Road than north to South Oak on left. Turn left into subdivision than take first left onto 13th St. E. Circle around and home/model center will be on left.

Realtor Only Remarks:

Model is open from 10 to 6 Monday through Saturday and 12 to 5 on Sunday. You may also call 941-479-7990 for appointment. Builder will do leaseback.

M5835952

3405 13TH E ST, ELLENTON



County: Manatee County Zip Code: 34222-3511 Unit #: Status: Active
 Sub. Name: SOUTH OAK List Price: \$153,900
 Beds: 3 Baths: 2/0 SqFt Heated: 1,558 Low Price:
 Pool: None Year Built: 2013
 Property: Single Family Home Special Sale: None
 Total Acreage: Up to 10889 Sq. Ft. Total SqFt: Pets Y/N: Y ADOM: 3
 Construction Status: Pre-Construction Proj. Comp. Date: CDOM: 3
 Location: Corner Lot, Conservation

The spacious 'Paloma' floorplan presented by Center Pointe Homes offers 1558 square feet of living spaces and features 3 bedrooms, 2 baths, open floor plan with great room, separate dining area, and a large open kitchen. Split floorplan has master suite and bath with dual sinks, corian counters, walk-in closet and separate tub and shower in addition to 2 other guestrooms and bath. You just won't believe the value here! South Oak is a small enclave of homes located in Ellenton close to great shopping and I-75 for easy commuting to Tampa, Bradenton, and Sarasota. NO LOT PREMIUMS, low Homeowner Association Fees, and no CDD make this a great community for a first time homebuyer, vacation home or a retirement home. This is a suggested floorplan for this homesite. Additional homesites and many other floorplans available.

Land, Site and Tax Information

SE/TP/RG: 17-34-18 Subdivision #: 917000 Section #: Block/Parcel: Front Exposure:
 Tax ID: 917001609 Alt.Key/Folio#: Additional Parcel: N Mill Rate: 15.1933 Lot #: 31 Auction: N
 Taxes: \$231.00 Tax Year: 2012 Homestead: N Other Exemptions: CDD: N Annual CDD Fee:
 Legal Description: LOT 31 SOUTH OAK PI#9170.0160/9
 Ownership: Fee Simple Complex/Community Name: Book/Page: 0052/0091 Floor #:
 Manufactured/Mobile Style: Model/Make: Zoning: RSF4.5 Future Land Use: 0000 Zoning Comp.:
 Lot Dimensions: Lot Size(Acres): 0.19 Lot Size(SqFt): 8,381 Days Lease: Min Lease: Lease # /Year:
 Water Frontage: Water Access: Water Name:
 Water View: Water Extras: Waterfront Feet:

Interior Information

Living Room: 15x18 Master Br.: 14x15 5th Bedroom: Great Room: Study / Den:
 Family Room: 2nd Bedroom: Studio: Air Conditioning: Central
 Kitchen: 10x17 3rd Bedroom: Dinette: Heat & Fuel: Central
 Dining Room: 4th Bedroom: Bonus Room: Floor Covering: Carpet,Vinyl
 Fireplace: N Balcony/Porch: Sq Ft Source: Builder Security System:
 Utilities Data: Private Utilities
 Interior Layout:
 Interior Features: Inside Utility,InWall Pest Sys,Smoke Alarm(s),Solid Sfc Cntrs,Unfurnished,Walk In Closet, Wshr/Dryr Hkup
 Master Bath:
 Appliances Incl: Dishwasher,Disposal,Hot Water Electric,Range,Range Hood
 Kitchen: Additional Rooms:

Exterior Information

Ext. Construction: Stucco Style: Pool:
 Exterior Features: Trees/Landscaped,Hurricane Shutters
 Garage/Carport: 2 Car Garage,Attached Dimensions: Roof: Shingle

Community Information

Community Features:

Maintenance Includes:

Housing for Older Persons:
 HOA / Comm Assn: Required # of Pets: HOA Fee: \$198.50 Max Pet Weight: Pet Restrictions:
 HOA Payment Schedule: Quarterly Mo.Maint.\$(addition to HOA):
 Condo Fee: Condo Fee Schedule:

Elementary School:

Middle School:

High School:

Realtor Info

List Agent: FAITH PENNYBAKER / ROBERTA BURISH Agent ID: 261544834/ 266505326 Agent Direct:
 Sales Team: E-mail: fpennybaker@gmail.com Agent 2 Phone: 941-704-4223
 Office: KELLER WILLIAMS RLTY MANATEE / KELLER WILLIAMS RLTY Office ID: 266510191 Agent Fax:
 List Date: 03/08/2013 Original Price: \$153,900 LP/SqFt: \$98.78 Agent Pager/Cell:
 Contract: Previous Price: SP/SqFt: Office Phone: 941-792-2000
 Exp. Clsg Date: Price Change: SP/LP Ratio: Office Fax: 941-761-7288
 Sold Date: Days to Contract: Owner: CENTER POINTE HOMES LLC Owner Phone:
 Off-Market: Days to Closed: Listing Type: Exclusive Right to Sell Spec Listing Type: Exclusion
 Withdrawn: Expiration Date: 12/31/13 Call Center #:
 Selling Agent: Office:
 Management Comp Info: Financing Avail:
 Buyer Agent: 3% Non-Rep: 0% Trans Broker: 3% Terms: Seller Credit:

Confidential Info:

Showing Instructions: See Remarks
 Driving Directions: From I-75 take exit 224. Turn west on US 301 to Ellenton-Gillette Road. Turn right to South Oak on left. Take first left and circle around to Sales Center.

Realtor Only Remarks: Sales Center is open Monday through Saturday from 10 to 6. Sundays from 12 to 5. You can also call 941-704-4223 or 813-956-8701 to make an appointment. THIS IS A SUGGESTED FLOORPLAN AND MAY BE CHANGED.

**M5835953****3409 13TH E ST, ELLENTON**

County: Manatee County **Zip Code:** 34222-3511 **Unit #:** **Status:** Active
Sub. Name: SOUTH OAK **List Price:** \$143,900
Beds: 3 **Baths:** 2/0 **SqFt Heated:** 1,305 **Low Price:**
Pool: None **Year Built:** 2013
Property: Single Family Home **Special Sale:** None
Total Acreage: Up to 10889 Sq. Ft. **Total SqFt:** **Pets Y/N:** Y **ADOM:** 3
Construction Status: Pre-Construction **Proj. Comp. Date:** **CDOM:** 3
Location: Conservation, Greenbelt

The "Alicante" floorplan presented by Center Pointe Homes offers 1305 square feet of living spaces and features 3 bedrooms, 2 baths, open floor plan with great room, and a large kitchen with separate dining area. South Oak is a small enclave of homes located in Ellenton close to great shopping and I-75 for easy commuting to Tampa, Bradenton, and Sarasota. NO LOT PREMIUMS, low Homeowner Association Fees, and no CDD make this a great community for a first time homebuyer, vacation home or a retirement home. This is a suggested floorplan for this homesite. Additional homesites and many other floorplans available.

Land, Site and Tax Information

SE/TP/RG: 17-34-18 **Subdivision #:** 917000 **Section #:** **Block/Parcel:** **Front Exposure:**
Tax ID: 917001659 **Alt.Key/Folio#:** **Additional Parcel:** N **Mill Rate:** 15.1933 **Lot #:** 32 **Auction:** N
Taxes: \$216.00 **Tax Year:** 2012 **Homestead:** N **Other Exemptions:** **CDD:** N **Annual CDD Fee:**
Legal Description: LOT 32 SOUTH OAK PI#9170.0165/9
Ownership: Fee Simple **Complex/Community Name:** **Book/Page:** 0052/0091 **Floor #:**
Manufactured/Mobile Style: **Model/Make:** **Zoning:** RSF4.5 **Future Land Use:** 0000 **Zoning Comp.:**
Lot Dimensions: 81.0X88.0 **Lot Size(Acres):** 0.16 **Lot Size(SqFt):** 7,091 **Days Lease:** **Min Lease:** **Lease # /Year:**
Water Frontage: **Water Access:** **Water Name:**
Water View: **Water Extras:** **Waterfront Feet:**

Interior Information

Living Room: 16x13 **Master Br.:** 12x13 **5th Bedroom:** **Great Room:** **Study / Den:**
Family Room: **2nd Bedroom:** **Studio:** **Air Conditioning:** Central
Kitchen: 09x08 **3rd Bedroom:** **Nettette:** **Heat & Fuel:** Central
Dining Room: **4th Bedroom:** **Bonus Room:** **Floor Covering:** Carpet,Vinyl
Fireplace: N **Balcony/Porch:** **Sq Ft Source:** Builder **Security System:**
Utilities Data: Public Utilities
Interior Layout:
Interior Features: InWall Pest Sys,Smoke Alarm(s),Solid Sfc Cntrs,Unfurnished,Walk In Closet
Master Bath:
Appliances Incl: Dishwasher,Disposal,Exhaust Fan,Hot Water Electric,Range,Range Hood
Kitchen: Pantry **Additional Rooms:**

Exterior Information

Ext. Construction: Block **Style:** **Pool:**
Exterior Features: Hurricane Shutters,Trees/Landscaped
Garage/Carport: 2 Car Garage,Attached **Dimensions:** **Roof:** Shingle

Community Information**Community Features:****Maintenance Includes:**

Housing for Older Persons:
HOA / Comm Assn: Required **# of Pets:** **Max Pet Weight:** **Pet Restrictions:**
HOA Fee: \$198.50 **HOA Payment Schedule:** Quarterly **Mo.Maint. \$(addition to HOA):**
Condo Fee: **Condo Fee Schedule:**

Elementary School:**Middle School:****High School:****Realtor Info**

List Agent: FAITH PENNYBAKER / ROBERTA BURISH **Agent ID:** 261544834/ 266505326 **Agent Direct:**
Sales Team: **E-mail:** fpennybaker@gmail.com **Agent 2 Phone:** 941-704-4223
Office: KELLER WILLIAMS RLTY MANATEE / KELLER WILLIAMS RLTY **Office ID:** 266510191 **Agent Fax:**
List Date: 03/08/2013 **Original Price:** \$143,900 **LP/SqFt:** \$110.27 **Agent Pager/Cell:**
Contract: **Previous Price:** **SP/SqFt:** **Office Phone:** 941-792-2000
Exp. Clsg Date: **Price Change:** **SP/LP Ratio:** **Office Fax:** 941-761-7288
Sold Date: **Sold Price:** **Owner:** DUNE FL LAND I SUB LLC **Owner Phone:**
Off-Market: **Days to Contract:** **Listing Type:** Exclusive Right to Sell **Spec Listing Type:** Exclusion
Withdrawn: **Days to Closed:** **Expiration Date:** 12/31/13 **Call Center #:**
Selling Agent: **Office:**

Management Comp Info:

Buyer Agent: 3% **Non-Rep:** 0% **Financing Avail:** **Trans Broker:** 3% **Terms:** **Seller Credit:**

Realtor Info: Floor Plan Avail

Confidential Info:

Showing Instructions: See Remarks

Driving Directions: From I-75 take exit 224. Turn west on US 301 to Ellenton-Gillette Road. Turn right to South Oak on left. Take first left and circle around to Sales Center.

Realtor Only Remarks: Sales Center is open Monday through Saturday from 10 to 6. Sundays from 12 to 5. You can also call 941-704-4223 or 813-956-8701 to make an appointment. THIS IS A SUGGESTED FLOORPLAN AND MAY BE CHANGED.



M5835981

3413 13TH E ST, ELLENTON

County: Manatee County **Zip Code:** 34222-3511 **Unit #:** **Status:** Active
Sub. Name: SOUTH OAK **List Price:** \$154,900
Beds: 3 **Baths:** 2/0 **SqFt Heated:** 1,421 **Low Price:**
Pool: None **Year Built:** 2013
Property: Single Family Home **Special Sale:** None
Total Acreage: Up to 10889 Sq. Ft. **Total SqFt:** **Pets Y/N:** Y **ADOM:** 8
Construction Status: Pre-Construction **Proj. Comp. Date:** **CDOM:** 8
Location: Conservation

The spacious 'Caserta' floorplan presented by Center Pointe Homes offers 1421 square feet of living spaces and features 3 bedrooms, 2 baths & separate dining area. Split floorplan has master suite and bath with dual sinks, corian counters, walk-in closet and shower. There is a mother-in-law suite with separate bath and walk-in closet in addition to the two other guestrooms and bath. You just won't believe the value here! South Oak is a small enclave of homes located in Ellenton close to great shopping and I-75 for easy commuting to Tampa, Bradenton, and Sarasota. NO LOT PREMIUMS, low Homeowner Association Fees, and no CDD make this a great community for a first time homebuyer, vacation home or a retirement home. This is a suggested floorplan for this homesite. Additional homesites and many other floorplans available.

Land, Site and Tax Information

SE/TP/RG: 17-34-18 **Subdivision #:** 917000 **Section #:** **Block/Parcel:** **Front Exposure:**
Tax ID: 917001709 **Alt.Key/Folio#:** **Additional Parcel:** N **Mill Rate:** 15.1933 **Lot #:** 33 **Auction:** N
Taxes: \$216.00 **Tax Year:** 2012 **Homestead:** N **Other Exemptions:** **CDD:** N **Annual CDD Fee:**
Legal Description: LOT 33 SOUTH OAK PI#9170.0170/9
Ownership: Fee Simple **Complex/Community Name:** **Book/Page:** 0052/0091 **Floor #:**
Manufactured/Mobile Style: **Model/Make:** **Zoning:** RSF4.5 **Future Land Use:** 0000 **Zoning Comp.:**
Lot Dimensions: 81.0X88.0 **Lot Size(Acres):** 0.16 **Lot Size(SqFt):** 7,124 **Days Lease:** **Min Lease:** **Lease # /Year:**
Water Frontage: **Water Access:** **Water Name:**
Water View: **Water Extras:** **Waterfront Feet:**

Interior Information

Living Room: **Master Br.:** 10x14 **5th Bedroom:** **Great Room:** 16x16 **Study / Den:**
Family Room: **2nd Bedroom:** **Studio:** **Air Conditioning:** Central
Kitchen: 09x10 **3rd Bedroom:** **Dinette:** **Heat & Fuel:** Central
Dining Room: **4th Bedroom:** **Bonus Room:** **Floor Covering:** Carpet,Laminat
Fireplace: N **Balcony/Porch:** **Sq Ft Source:** Builder **Security System:**
Utilities Data: Public Utilities
Interior Layout:
Interior Features: InWall Pest Sys,Smoke Alarm(s),Solid Sfc Cntrs,Wshr/Dryr Hkup
Master Bath:
Appliances Incl: Disposal,Dishwasher,Exhaust Fan,Hot Water Electric,Range,Range Hood
Kitchen: **Additional Rooms:**

Exterior Information

Ext. Construction: Block **Style:** **Pool:**
Exterior Features: Irrigation System,Trees/Landscaped
Garage/Carpport: 2 Car Garage,Attached **Dimensions:** **Roof:** Shingle

Community Information

Community Features:

Maintenance Includes:

Housing for Older Persons:
HOA / Comm Assn: Required **# of Pets:** **Max Pet Weight:** **Pet Restrictions:**
HOA Fee: \$198.50 **HOA Payment Schedule:** Quarterly **Mo.Maint. \$(addition to HOA):**
Condo Fee: **Condo Fee Schedule:**

Elementary School:

Middle School:

High School:

Realtor Info

List Agent: FAITH PENNYBAKER / ROBERTA BURISH **Agent ID:** 261544834/ 266505326 **Agent Direct:**
Sales Team: **E-mail:** fpennybaker@gmail.com **Agent 2 Phone:** 941-704-4223
Office: KELLER WILLIAMS RLTY MANATEE / KELLER WILLIAMS RLTY **Office ID:** 266510191 **Agent Fax:**
List Date: 03/03/2013 **Original Price:** \$154,900 **LP/SqFt:** \$109.01 **Agent Pager/Cell:**
Contract: **Previous Price:** **SP/SqFt:** **Office Phone:** 941-792-2000
Exp. Clsd Date: **Price Change:** **SP/LP Ratio:** **Office Fax:** 941-761-7288
Sold Date: **Sold Price:** **Owner:** DUNE FL LAND I SUB LLC **Owner Phone:**
Off-Market: **Days to Contract:** **Listing Type:** Exclusive Right to Sell **Spec Listing Type :** Exclusion
Withdrawn: **Days to Closed:** **Expiration Date:** 12/31/13 **Call Center #:**
Selling Agent: **Office:**
Management Comp Info: **Financing Avail:**
Buyer Agent: 3% **Non-Rep:** 0% **Trans Broker:** 3% **Terms:** **Seller Credit:**
Realtor Info:

Confidential Info:

Showing Instructions: See Remarks

Driving Directions: From I-75 take exit 224. Turn west on US 301 to Ellenton-Gillette Road. Turn right to South Oak on left. Take first left and circle around to Sales Center.

Realtor Only Remarks: Sales Center is open Monday through Saturday from 10 to 6. Sundays from 12 to 5. You can also call 941-704-4223 or 813-956-8701 to make an appointment. THIS IS A SUGGESTED FLOORPLAN AND MAY BE CHANGED.

M5836028

3505 13TH E ST, ELLENTON



County: Manatee County **Zip Code:** 34222-3514 **Unit #:** **Status:** Active
Sub. Name: SOUTH OAK **List Price:** \$150,900
Beds: 3 **Baths:** 2/0 **SqFt Heated:** 1,524 **Low Price:**
Pool: None **Year Built:** 2013
Property: Single Family Home **Special Sale:** None
Total Acreage: Up to 10889 Sq. Ft. **Total SqFt:** 2106 **Pets Y/N:** Y **ADOM:** 7
Construction Status: Pre-Construction **Proj. Comp. Date:** **CDOM:** 7
Location: In County

What a Gem!! The "Avila" floorplan presented by Center Pointe Homes has 1524 square feet of living space and features a Large great room with dining area, an open kitchen, beautiful master suite and bath, plus 2 guest rooms. South Oak is a small enclave of homes located in Ellenton close to great shopping and I-75 for easy commuting to Tampa, Bradenton and Sarasota. NO LOT PREMIUMS, low homeowner association fees and no CDD make this a perfect community for your first home, vacation home or retirement home. This is a suggested floorplan for this homesite. There are additional homesites and many other floorplans available.

Land, Site and Tax Information

SE/TP/RG: 17-34-18 **Subdivision #:** 917000 **Section #:** **Block/Parcel:** **Front Exposure:** North
Tax ID: 917001759 **Alt.Key/Folio#:** **Additional Parcel:** N **Mill Rate:** 15.1933 **Lot #:** 34 **Auction:** N
Taxes: \$216.00 **Tax Year:** 2012 **Homestead:** N **Other Exemptions:** N **CDD:** N **Annual CDD Fee:**
Legal Description: LOT 34 SOUTH OAK PI#9170.0175/9
Ownership: Fee Simple **Complex/Community Name:** **Book/Page:** 0052/0091 **Floor #:**
Manufactured/Mobile Style: **Model/Make:** **Zoning:** RSF4.5 **Future Land Use:** 0000 **Zoning Comp.:** Y
Lot Dimensions: 81.0X89.0 **Lot Size(Acres):** 0.16 **Lot Size(SqFt):** 7,157 **Days Lease:** **Min Lease:** **Lease # /Year:**
Water Frontage: **Water Access:** **Water Name:**
Water View: **Water Extras:** **Waterfront Feet:**

Interior Information

Living Room: 17x17 **Master Br.:** 12x18 **5th Bedroom:** **Great Room:** **Study / Den:**
Family Room: **2nd Bedroom:** 11x11 **Studio:** **Air Conditioning:** Central
Kitchen: 14x09 **3rd Bedroom:** 11x11 **Dinette:** **Heat & Fuel:** Central
Dining Room: 14x11 **4th Bedroom:** **Bonus Room:** **Floor Covering:** Carpet,Vinyl
Fireplace: N **Balcony/Porch:** 15x09 **Sq Ft Source:** Builder **Security System:**
Utilities Data: Public Utilities
Interior Layout: Great Room,Living/Dining Room Combo,Mstr Bedroom Downstairs,Open Plan
Interior Features: InWall Pest Sys,Solid Sfc Cntrs,Smoke Alarm(s),Unfurnished,Walk In Closet,Wshtr/Dryr Hkup
Master Bath: Dual Sinks, Tub with Separate Shower Stall
Appliances Incl: Dishwasher,Disposal,Hot Water Electric,Range,Range Hood
Kitchen: Pantry **Additional Rooms:**

Exterior Information

Ext. Construction: Block,Stucco **Style:** Custom,Center **Pool:**
Exterior Features: Hurricane Shutters,Sliding Doors,Trees/Landscaped
Garage/Carport: 2 Car Garage,Attached,Drive Space **Dimensions:** 19x20 **Roof:** Shingle

Community Information

Community Features: Fees Req

Maintenance Includes:

Housing for Older Persons:
HOA / Comm Assn: Required **# of Pets:** **Max Pet Weight:** **Pet Restrictions:**
HOA Fee: \$198.50 **HOA Payment Schedule:** Quarterly **Mo.Maint. \$(addition to HOA):**
Condo Fee: **Condo Fee Schedule:**

Elementary School:

Middle School:

High School:

Realtor Info

List Agent: ROBERTA BURISH / FAITH PENNYBAKER **Agent ID:** 266505326/ 261544834 **Agent Direct:** 941-704-4223
Sales Team: **E-mail:** rburish@kw.com **Agent 2 Phone:** 813-956-8701
Office: KELLER WILLIAMS RLTY MANATEE / KELLER WILLIAMS RLTY **Office ID:** 266510191 **Agent Fax:** 941-761-7288
List Date: 03/04/2013 **Original Price:** \$150,900 **LP/SqFt:** \$99.02 **Agent Pager/Cell:** 941-704-4223
Contract: **Previous Price:** **SP/SqFt:** **Office Phone:** 941-792-2000
Exp. Clsg Date: **Price Change:** **SP/LP Ratio:** **Office Fax:** 941-761-7288
Sold Date: **Sold Price:** **Owner:** DUNE FL LAND I SUB LLC **Owner Phone:**
Off-Market: **Days to Contract:** **Listing Type:** Exclusive Right to Sell **Spec Listing Type :** Exclusion
Withdrawn: **Days to Closed:** **Expiration Date:** 12/31/13 **Call Center #:**
Selling Agent: **Office:**

Management Comp Info:

Financing Avail:

Buyer Agent: 3% **Non-Rep:** 0% **Trans Broker:** 3% **Terms:** **Seller Credit:**

Realtor Info: Floor Plan Avail

Confidential Info:

Showing Instructions: See Remarks

Driving Directions: From I-75 take exit 224. West on US 301 approximately 1 mile to Ellenton-Gillette Road. Turn right to South Oak on left. Take first left and circle around to Sales Center.

Realtor Only Remarks: Sales Center is open Monday through Saturday from 10 to 6. Sunday from 12 to 5. You may also call 941-704-4223 or 813-956-8701 to make an appointment.

M5835979

3509 13TH E ST, ELLENTON



County: Manatee County **Zip Code:** 34222-3514 **Unit #:** **Status:** Active
Sub. Name: SOUTH OAK **List Price:** \$150,900
Beds: 3 **Baths:** 2/0 **SqFt Heated:** 1,557 **Low Price:**
Pool: None **Year Built:** 2013
Property: Single Family Home **Special Sale:** None
Total Acreage: Up to 10889 Sq. Ft. **Total SqFt:** **Pets Y/N:** Y **ADOM:** 8
Construction Status: Pre-Construction **Proj. Comp. Date:** **CDOM:** 8
Location: Corner Lot, Conservation

The spacious "Cordoba" floorplan presented by Center Pointe Homes offers 1557 square feet of living spaces and features 3 bedrooms, 2 baths, open floor plan with great room, separate dining area, a large kitchen with breakfast cafe, and den/study. This beautiful plan has master suite and bath with dual sinks, corian counters, & walk-in closet. You just won't believe the value here! South Oak is a small enclave of homes located in Ellenton close to great shopping and I-75 for easy commuting to Tampa, Bradenton, and Sarasota. NO LOT PREMIUMS, low Homeowner Association Fees, and no CDD make this a great community for a first time homebuyer, vacation home or a retirement home. This is a suggested floorplan for this homesite. Additional homesites and many other floorplans available.

Land, Site and Tax Information

SE/TP/RG: 17-34-18 **Subdivision #:** 917000 **Section #:** **Block/Parcel:** **Front Exposure:**
Tax ID: 917001809 **Alt.Key/Folio#:** **Additional Parcel:** N **Mill Rate:** 15.1933 **Lot #:** 35 **Auction:** N
Taxes: \$203.00 **Tax Year:** 2012 **Homestead:** N **Other Exemptions:** **CDD:** N **Annual CDD Fee:**
Legal Description: LOT 35 SOUTH OAK PI#9170.0180/9
Ownership: Fee Simple **Complex/Community Name:** **Book/Page:** 0052/0091 **Floor #:**
Manufactured/Mobile Style: **Model/Make:** **Zoning:** RSF4.5 **Future Land Use:** 0000 **Zoning Comp.:**
Lot Dimensions: 81.0X89.0 **Lot Size(Acres):** 0.17 **Lot Size(SqFt):** 7,190 **Days Lease:** **Min Lease:** **Lease # /Year:**
Water Frontage: **Water Access:** **Water Name:**
Water View: **Water Extras:** **Waterfront Feet:**

Interior Information

Living Room: **Master Br.:** 14x15 **5th Bedroom:** **Great Room:** 15x18 **Study / Den:**
Family Room: **2nd Bedroom:** **Studio:** **Air Conditioning:** Central
Kitchen: 10x17 **3rd Bedroom:** **Dinette:** **Heat & Fuel:** Central
Dining Room: **4th Bedroom:** **Bonus Room:** **Floor Covering:** Carpet,Vinyl
Fireplace: N **Balcony/Porch:** **Sq Ft Source:** Builder **Security System:**
Utilities Data: Public Utilities
Interior Layout:
Interior Features: InWall Pest Sys,Smoke Alarm(s),Solid Sfc Cntrs
Master Bath:
Appliances Incl: Dishwasher,Disposal,Range,Range Hood
Kitchen:

Additional Rooms:

Exterior Information

Ext. Construction: Block **Style:** **Pool:**
Exterior Features: Trees/Landscaped
Garage/Carport: 2 Car Garage,Attached **Dimensions:** **Roof:** Shingle

Community Information

Community Features:

Maintenance Includes:

Housing for Older Persons:
HOA / Comm Assn: Required **# of Pets:** **Max Pet Weight:** **Pet Restrictions:**
HOA Fee: \$198.50 **HOA Payment Schedule:** Quarterly **Mo.Maint. \$(addition to HOA):**
Condo Fee: **Condo Fee Schedule:**

Elementary School:

Middle School:

High School:

Realtor Info

List Agent: FAITH PENNYBAKER / ROBERTA BURISH **Agent ID:** 261544834/ 266505326 **Agent Direct:**
Sales Team: **E-mail:** fpennybaker@gmail.com **Agent 2 Phone:** 941-704-4223
Office: KELLER WILLIAMS RLTY MANATEE / KELLER WILLIAMS RLTY **Office ID:** 266510191 **Agent Fax:**
List Date: 03/03/2013 **Original Price:** \$150,900 **LP/SqFt:** \$96.92 **Agent Pager/Cell:**
Contract: **Previous Price:** **SP/SqFt:** **Office Phone:** 941-792-2000
Exp. Clsg Date: **Price Change:** **SP/LP Ratio:** **Office Fax:** 941-761-7288
Sold Date: **Sold Price:** **Owner:** DUNE FL LAND I SUB LLC **Owner Phone:**
Off-Market: **Days to Contract:** **Listing Type:** Exclusive Right to Sell **Spec Listing Type :** Exclusion
Withdrawn: **Days to Closed:** **Expiration Date:** 12/31/13 **Call Center #:**
Selling Agent: **Office:**
Management Comp Info: **Financing Avail:**
Buyer Agent: 3% **Non-Rep:** 0% **Trans Broker:** 3% **Terms:** **Seller Credit:**
Realtor Info:

Confidential Info:

Showing Instructions: See Remarks

Driving Directions: From I-75 take exit 224. Turn west on US 301 to Ellenton-Gillette Road. Turn right to South Oak on left. Take first left and circle around to Sales Center.

Realtor Only Remarks: Sales Center is open Monday through Saturday from 10 to 6. Sundays from 12 to 5. You can also call 941-704-4223 or 813-956-8701 to make an appointment. THIS IS A SUGGESTED FLOORPLAN AND MAY BE CHANGED.



M5836025

3510 13TH E ST, ELLENTON

County: Manatee County **Zip Code:** 34222-3512 **Unit #:** **Status:** Active
Sub. Name: SOUTH OAK **List Price:** \$158,900
Beds: 3 **Baths:** 2/0 **SqFt Heated:** 1,773 **Low Price:**
Pool: None **Year Built:** 2013
Property: One Story Single Family Home **Special Sale:** None
Total Acreage: Up to 10889 Sq. Ft. **Total SqFt:** 2232 **Pets Y/N:** Y **ADOM:** 7
Construction Status: Pre-Construction **Proj. Comp. Date:** **CDOM:** 7
Location: In County

The "Seville" floorplan presented by Center Pointe Homes features 1773 square feet and has 3 bedrooms, 2 baths, and study/den, large great room, open kitchen and separate dining area. South Oak is a small enclave of homes located in Ellenton close to great shopping and I-75 for easy commuting to Tampa, Bradenton and Sarasota. NO LOT PREMIUMS, low homeowner association fees, and no CDD make this a perfect community for your first home, vacation home, or retirement home. This is a suggested floorplan for this homesite. Additional homesites and many other floorplans available.

Land, Site and Tax Information

SE/TP/RG: 17-34-18 **Subdivision #:** 917000 **Section #:** **Block/Parcel:** **Front Exposure:** South
Tax ID: 917001859 **Alt.Key/Folio#:** **Additional Parcel:** N **Mill Rate:** 15.1933 **Lot #:** 36 **Auction:** N
Taxes: \$203.00 **Tax Year:** 2012 **Homestead:** N **Other Exemptions:** N **CDD:** N **Annual CDD Fee:**
Legal Description: LOT 36 SOUTH OAK PI#9170.0185/9
Ownership: Fee Simple **Complex/Community Name:** **Book/Page:** 0052/0091 **Floor #:**
Manufactured/Mobile Style: **Model/Make:** **Zoning:** RSF4.5 **Future Land Use:** 0000 **Zoning Comp.:** Y
Lot Dimensions: 70.0X100.0 **Lot Size(Acres):** 0.16 **Lot Size(SqFt):** 7,001 **Days Lease:** **Min Lease:** **Lease # /Year:**
Water Frontage: **Water Access:** **Water Name:**
Water View: **Water Extras:** **Waterfront Feet:**

Interior Information

Living Room: 15x18 **Master Br.:** 13x15 **5th Bedroom:** **Great Room:** **Study / Den:** 10x11
Family Room: **2nd Bedroom:** 10x10 **Studio:** **Air Conditioning:** Central
Kitchen: 10x12 **3rd Bedroom:** 11x10 **Dinette:** **Heat & Fuel:** Central
Dining Room: 10x12 **4th Bedroom:** **Bonus Room:** **Floor Covering:** Carpet,Vinyl
Fireplace: N **Balcony/Porch:** 15x08 **Sq Ft Source:** Builder **Security System:**
Utilities Data: Public Utilities
Interior Layout: Great Room,Eating Space in Kitchen,Living/Dining Room Combo,Mstr Bedroom Downstairs,Open Plan
Interior Features: Smoke Alarm(s),Solid Sfc Cntrs,Unfurnished,Walk In Closet,Wshtr/Dryr Hkup,InWall Pest Sys
Master Bath: Dual Sinks, Garden Bath, Tub with Separate Shower Stall
Appliances Incl: Dishwasher,Disposal,Range,Range Hood,Hot Water Electric
Kitchen: Pantry

Additional Rooms:

Exterior Information

Ext. Construction: Block,Stucco **Style:** Custom,Conter **Pool:**
Exterior Features: Hurricane Shutters,Sliding Doors,Trees/Landscaped
Garage/Carpport: 2 Car Garage,Attached,Drive Space **Dimensions:** 19x20 **Roof:** Shingle

Community Information

Community Features: Fees Req

Maintenance Includes:

Housing for Older Persons:
HOA / Comm Assn: Required **# of Pets:** **Max Pet Weight:** **Pet Restrictions:**
HOA Fee: \$198.50 **HOA Payment Schedule:** Quarterly **Mo.Maint.\$(addition to HOA):**
Condo Fee: **Condo Fee Schedule:**

Elementary School:

Middle School:

High School:

Realtor Info

List Agent: ROBERTA BURISH / FAITH PENNYBAKER **Agent ID:** 266505326/ 261544834 **Agent Direct:** 941-704-4223
Sales Team: **E-mail:** rburish@kw.com **Agent 2 Phone:** 813-956-8701
Office: KELLER WILLIAMS RLTY MANATEE / KELLER WILLIAMS RLTY **Office ID:** 266510191 **Agent Fax:** 941-761-7288
List Date: 03/04/2013 **Original Price:** \$158,900 **LP/SqFt:** \$89.62 **Agent Pager/Cell:** 941-704-4223
Contract: **Previous Price:** **SP/SqFt:** **Office Phone:** 941-792-2000
Exp. Clsg Date: **Price Change:** **SP/LP Ratio:** **Office Fax:** 941-761-7288
Sold Date: **Sold Price:** **Owner:** DUNE FL LAND I SUB LLC **Owner Phone:**
Off-Market: **Days to Contract:** **Listing Type:** Exclusive Right to Sell **Spec Listing Type :** Exclusion
Withdrawn: **Days to Closed:** **Expiration Date:** 12/31/13 **Call Center #:**
Selling Agent: **Office:**

Management Comp Info:

Financing Avail:

Buyer Agent: 3% **Non-Rep:** 0% **Trans Broker:** 3% **Terms:** **Seller Credit:**

Realtor Info:

Floor Plan Avail

Confidential Info:

Showing Instructions:

See Remarks

Driving Directions:

From I-75 take exit 224. West on US 301 approximately 1 mile to Ellenton-Gillette Road. Turn Right to South Oak on left. Take first left and circle around to Sales Center.

Realtor Only Remarks:

Sales Center is open Monday through Saturday from 10 to 6. Sundays from 12 to 5. You may also call 941-704-4223 or 813-956-8701 for an appointment.



M5835982

3504 13TH E ST, ELLENTON

County: Manatee County **Zip Code:** 34222-3512 **Unit #:** **Status:** Active
Sub. Name: SOUTH OAK **List Price:** \$160,900
Beds: 4 **Baths:** 2/0 **SqFt Heated:** 1,750 **Low Price:**
Pool: None **Year Built:** 2013
Property: Single Family Home **Special Sale:** None
Total Acreage: Up to 10889 Sq. Ft. **Total SqFt:** **Pets Y/N:** Y **ADOM:** 8
Construction Status: Pre-Construction **Proj. Comp. Date:** **CDOM:** 8
Location: Street Paved

The spacious 'Savana' floorplan presented by Center Pointe Homes offers 1750 square feet of living spaces and features 3 bedrooms, 2 baths, open floor plan with great room, separate dining area. Split floorplan has master suite and bath with dual sinks, corian counters, walk-in closet and shower. You just won't believe the value here! South Oak is a small enclave of homes located in Ellenton close to great shopping and I-75 for easy commuting to Tampa, Bradenton, and Sarasota. NO LOT PREMIUMS, low Homeowner Association Fees, and no CDD make this a great community for a first time homebuyer, vacation home or a retirement home. This is a suggested floorplan for this homesite. Additional homesites and many other floorplans available.

Land, Site and Tax Information

SE/TP/RG: 17-34-18 **Subdivision #:** 917000 **Section #:** **Block/Parcel:** **Front Exposure:**
Tax ID: 917001959 **Alt.Key/Folio#:** **Additional Parcel:** N **Mill Rate:** 15.1933 **Lot #:** 38 **Auction:** N
Taxes: \$216.00 **Tax Year:** 2012 **Homestead:** N **Other Exemptions:** **CDD:** N **Annual CDD Fee:**
Legal Description: LOT 38 SOUTH OAK PI#9170.0195/9
Ownership: Fee Simple **Complex/Community Name:** **Book/Page:** 0052/0091 **Floor #:**
Manufactured/Mobile Style: **Model/Make:** **Zoning:** RSF4.5 **Future Land Use:** 0000 **Zoning Comp.:**
Lot Dimensions: 70.0X100.0 **Lot Size(Acres):** 0.16 **Lot Size(SqFt):** 7,001 **Days Lease:** **Min Lease:** **Lease # /Year:**
Water Frontage: **Water Access:** **Water Name:**
Water View: **Water Extras:** **Waterfront Feet:**

Interior Information

Living Room: **Master Br.:** 13x15 **5th Bedroom:** **Great Room:** 18x17 **Study / Den:**
Family Room: **2nd Bedroom:** **Studio:** **Air Conditioning:** Central
Kitchen: 09x15 **3rd Bedroom:** **Dinette:** **Heat & Fuel:** Central
Dining Room: **4th Bedroom:** **Bonus Room:** **Floor Covering:** Carpet,Laminate
Fireplace: N **Balcony/Porch:** **Sq Ft Source:** Builder **Security System:**
Utilities Data: Public Utilities
Interior Layout:
Interior Features: InWall Pest Sys,Solid Sfc Cntrs,Smoke Alarm(s),Unfurnished,Walk In Closet,Wshr/Dryr Hkup
Master Bath:
Appliances Incl: Disposal,Exhaust Fan,Hot Water Electric,Range,Range Hood,Dishwasher
Kitchen: **Additional Rooms:**

Exterior Information

Ext. Construction: Block **Style:** **Pool:**
Exterior Features: Trees/Landscaped
Garage/Carpport: 2 Car Garage,Attached **Dimensions:** **Roof:** Shingle

Community Information

Community Features:

Maintenance Includes:

Housing for Older Persons:
HOA / Comm Assn: Required **# of Pets:** **Max Pet Weight:** **Pet Restrictions:**
HOA Fee: \$198.50 **HOA Payment Schedule:** Quarterly **Mo.Maint. \$(addition to HOA):**
Condo Fee: **Condo Fee Schedule:**

Elementary School:

Middle School:

High School:

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Office: KELLER WILLIAMS RLTY MANATEE / KELLER WILLIAMS RLTY **Office ID:** 266510191 **Agent Fax:**
List Date: 03/03/2013 **Original Price:** \$160,900 **LP/SqFt:** \$91.94 **Agent Pager/Cell:**
Contract: **Previous Price:** **SP/SqFt:** **Office Phone:** 941-792-2000
Exp. Cslg Date: **Price Change:** **SP/LP Ratio:** **Office Fax:** 941-761-7288
Sold Date: **Sold Price:** **Owner:** DUNE FL LAND I SUB LLC **Owner Phone:**
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Confidential Info:

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