

M5835895

Beds: 3

3216 14TH E CT, ELLENTON

Status: Active 34222-3506 Unit #:

County: Manatee County

Sub. Name: SOUTH OAK

Zip Code: Baths: 2/0 SqFt Heated: 2.149

Low Price: Year Built:

Pool: None Property: Single Family Home

Pets Y/N: Y

Special Sale: None

List Price: \$203,730

2013

Total Acreage: Up to 10889 Sq. Ft. Total SqFt: 3078

Construction Status: Under Construction Proj. Comp. Date: 07/31/13 CDOM: 9

ADOM: 9

Location: In County

Peaceful, wooded homesite awaits. Spacious 'Barcelona' floorplan presented by Center Pointe Homes offers 2149 sqaure 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: Fast Tax ID: 917000859 Alt.Key/Folio#: Additional Parcel: 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 Complex/Community Name: Book/Page: 0052/0091 Floor #:

Ownership: Fee Simple Manufactured/Mobile Style:

Model/Make:

Zoning: RSF4.5 Future Land Use: 0000

Zoning Comp.: Y

Lot Dimensions: 70.0X100.0 Water Frontage:

Lot Size(Acres): 0.16 Lot Size(SqFt): 7,000 Days Lease:

Min Lease: Lease # /Year: Water Name:

Water Access: Water Extras:

Waterfront Feet:

Interior Information Great Room:

Roof: Shingle

Living Room: 14X16 Master Br.: 13X16 Family Room: 14X15 2nd Bedroom: 10X10 Kitchen: 3rd Bedroom: 11X12 10X12

5th Bedroom: Studio: Dinette:

Air Conditioning: Central Heat & Fuel: Central Study / Den: 11X13

Dining Room: Fireplace:

14X10 4th Bedroom:

Bonus Room: Balcony/Porch: 27X11

Floor Covering: Carpet, Ceramic Tile 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 Dual Sinks, Garden Bath, Tub with Separate Shower Stall Dishwasher, Disposal, Hot Water Electric, Microwave, Range, Refrigerator

Master Bath: Appliances Incl: Kitchen:

Ext. Construction:

Exterior Features:

Garage/Carport:

Water View:

Breakfast Bar, Pantry

Additional Rooms:

Block, Stucco

Sliding Doors, Hurricane Shutters

3 Car Garage, Attached, Drive Space

Style: Custom, Conter

Community Information

Pool:

Exterior Information

Community Features: Fees Rea

Maintenance Includes:

Housing for Older Persons: HOA / Comm Assn: Required

of Pets: **HOA Fee:** \$198.50

Max Pet Weight: **HOA Payment Schedule:**

Pet Restrictions: Quarterly

Dimensions: 28X20

Condo Fee:

Condo Fee Schedule:

Mo.Maint.\$(addition to HOA):

Elementary School:

Middle School:

High School: Realtor Info

List Agent: ROBERTA BURISH / FAITH PENNYBAKER 266505326/ 261544834 941-704-4223 Agent ID: Agent Direct: E-mail: rburish@kw.com Sales Team: Agent 2 Phone: 813-956-8701 Office: KELLER WILLIAMS RLTY MANATEE / KELLER WILLIAMS RLTY IOffice 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 Office Phone: Contract: **Previous Price:** SP/SqFt: 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: Withdrawn: Days to Closed:

Listing Type: Exclusive Right to Sell Expiration Date: 12/31/13

Financing Avail:

Spec Listing Type: Exclusion Call Center #:

Office:

Terms:

Selling Agent: Management Comp Info: Trans Broker:

Buyer Agent: 3% Non-Rep: 0% 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.

Seller Credit:



M5835973

3302 14TH E CT, ELLENTON

Status: Active

Low Price:

Zip Code: 34222-3500 Unit #: County: Manatee County Sub. Name: SOUTH OAK List Price: \$153,900

Beds: 3 Baths: 2/0 SqFt Heated: 1,609

Pool: Year Built: 2013 Property: Single Family Home Special Sale: None Total Acreage: Up to 10889 Sq. Ft. Total SqFt: 2323 Pets Y/N: 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 enclove 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:** Mill Rate: 15.1933 Lot #: 12 Auction: N **Annual CDD Fee:** Tax Year: 2012 Homestead: N Other Exemptions: N CDD: N Taxes: \$216.00 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: Balcony/Porch: 25x10 Sq Ft Source: Security System: N Builder **Utilities Data: Public Utilities Interior Layout:** Great Room, Living/Dining Room Combo, Mstr Bedroom Downstairs, Open Plan Inside Utility, InWall Pest Sys, Solid Sfc Cntrs, Smoke Alarm(s), Walk In Closet, Unfurnished, Wshr/Dryr Hkup **Interior Features:** Dual Sinks, Tub with Separate Shower Stall Master Bath: Dishwasher, Disposal, Hot Water Electric, Range, Range Hood Appliances Incl: Kitchen: Pantry Additional Rooms: Exterior Information Ext. Construction: Block, Stucco Style: Custom, Conter **Exterior Features:** Hurricane Shutters, Sliding Doors, Trees/Landscaped 2 Car Garage, Attached, Drive Space Garage/Carport: Dimensions: 19x20 Roof: Shingle **Community Information**

Community Features: Fees Rea

Maintenance Includes:

Housing for Older Persons: # of Pets: Max Pet Weight: Pet Restrictions:

HOA / Comm Assn: Required **HOA Fee: HOA Payment Schedule:** \$198.50 Quarterly Mo.Maint.\$(addition to HOA):

Condo Fee Schedule: Condo Fee:

Elementary School: Middle School: **High School:**

Realtor Info ROBERTA BURISH / FAITH PENNYBAKER List Agent: 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 IOffice 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: Floor Plan Avail

Confidential Info:

Realtor 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

Zip Code: 34222 Unit #: Status: Active List Price: \$158,900

Low Price:

Year Built:

2013

Beds: 3 Baths: 2/0 SqFt Heated: 1,686

None

Single Family Home Property: 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 Romm, open kitchen and dining area. Split beedrooms has beautiful Master Suite on one side and 2 bedroomas 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 flooplan 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: Mill Rate: 15.1933 Auction: N N Lot #: 45 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 Lease # /Year: Days Lease: Min Lease: 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: Dishwasher, Disposal, Hot Water Electric, Range, Range Hood **Appliances Incl:** 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:** Mo.Maint.\$(addition to HOA): Quarterly 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 Agent 2 Phone: Sales Team: E-mail: rburish@kw.com 813-956-8701 Office: KELLER WILLIAMS RLTY MANATEE / KELLER WILLIAMS RLTY IOFfice 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:** Spec Listing Type: Exclusion

Off-Market: Days to Contract: Listing Type: Exclusive Right to Sell

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% Seller Credit: Terms:

Realtor Info: **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

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.

Floor Plan Avail



Proj. Comp. Date:

Status: Active

CDOM: 8

Low Price:

List Price: \$153,900

2013

M5835975 3306 14TH E CT, ELLENTON

County: Manatee County Zip Code: 34222-3500 Unit #:

Sub. Name: SOUTH OAK

Beds: 3 Baths: 2/0 SqFt Heated: 1,558

Year Built: Pool: None Property: Single Family Home Special Sale: None Total Acreage: Up to 10889 Sq. Ft. Total SqFt: 2200 Pets Y/N: ADOM: 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 17-34-18 Subdivision #: 917000 SE/TP/RG: Section #: Block/Parcel: Front Exposure: South Tax ID: 917000609 Alt.Key/Folio#: Additional Parcel: Mill Rate: 15.1933 Lot #: 11 Auction: N Homestead: N Other Exemptions: N CDD: N Taxes: \$216.00 Tax Year: 2012 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: Zoning: RSF4.5 Future Land Use: 0000 Model/Make: 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 Master Br.: Living Room: 15x18 5th Bedroom: Study / Den: 14x15 Great Room: Family Room: 2nd Bedroom: 11x11 Studio: Air Conditioning: Central Kitchen: 3rd Bedroom: 11x11 Dinette: 10x17 Heat & Fuel: Central **Dining Room:** 10x14 4th Bedroom: **Bonus Room:** Floor Covering: Carpet, Vinyl Fireplace: N Balcony/Porch: 22x09 Sa 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: Shinale **Community Information** Community Features: Fees Rea

Maintenance Includes:

Housing for Older Persons: # of Pets: Max Pet Weight: Pet Restrictions:

HOA / Comm Assn: Required **HOA Fee:** \$198.50 **HOA Payment Schedule:** Mo.Maint.\$(addition to HOA): **Ouarterly** Condo Fee: Condo Fee Schedule:

Elementary School: Middle School: **High School:**

Realtor Info ROBERTA BURISH / FAITH PENNYBAKER List Agent: 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: Original Price: \$153,900 03/03/2013 LP/SqFt: \$98.78 Agent Pager/Cell: 941-704-4223 Contract: **Previous Price:** Office Phone: SP/SqFt: 941-792-2000 SP/LP Ratio: Exp. Clsg Date: Price Change: 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:

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

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

Financing Avail:

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 #:

Sub. Name: SOUTH OAK

Beds: 4 Baths: 2/1 SqFt Heated: 2,736
Pool: None

Low Price: Year Built: 2013

Status: Active

List Price: \$193,900

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 toTampa, 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, Sit	e and Ta	x Inforn	ation					
SE/TP/RG: 17-34-	18 Subdiv	vision #: 91	17000	Section #:		Block/Pa	rcel:		Front Expo	sure:	East	
Tax ID: 917000909			Alt.Ke	y/Folio#:		Add	litional Parce	el: N	Mill Rate: 15.	1933 L	ot #: 17	Auction:
Taxes: \$216.00			Homeste	ead: N Other	Exempti	ions: N	CDD: N	Annual	CDD Fee:			
Legal Description: L			Commence of the same									
Ownership: Fee Sim		Comp	lex/Con	nmunity Name:					Book/Page:			Floor #:
Manufactured/Mobi				Model/Make:		2	oning: RSF	4.5 Futu	re Land Use:	0000	Zoning (Comp.: Y
Lot Dimensions: 70	.0X100.0	Lot Size(A	Acres):			7,000	Days Leas	se:	Min Lease:		Lease #	//Year:
Water Frontage:				Water Acce					Water	Name:		
Water View:				Water Extra						Wate	rfront Fe	et:
					rior Info	rmation						
Living Room:		ster Br.:	14x14	5th Bedroom:			t Room:		Study /	Den:		
Family Room:		d Bedroom:	20 20 20 E	Studio:			onditioning:					
Kitchen:		d Bedroom:		Dinette:	10x11		& Fuel:	Central				
Dining Room:		h Bedroom:	12x10	Bonus Room:	11x21		Covering:	Carpet,Vi	5)			
Fireplace:	N			Balcony/Porch:	21x09	Sq FI	Source:	Builder	Secur	ity Syste	m:	
Utilities Data:	Public Utilities							po de opuencione				
Interior Layout:				ng Room Separate,F	ormal Liv	ing Room	Separate,Kitc	hen/Family	y Room Combo			
Interior Features:		InWall Pest Sy		2								
Master Bath:		ub with Separ			2.5							
Appliances Incl:			,Range F	lood,Hot Water Elec								
Kitchen:	Island,Pantry						al Rooms:					
Ext. Construction:	Block,Stucco			Style: Custom,	ior Info	Pool:					-	
Exterior Features:		ees/Landscape	od	Style: Custom,	Conte	POOI:						
Garage/Carport:		Attached, Driv						Dimensio	ns: 20x20	Doof	Chinala	
darage/ carporer	z cai darage	Audeneu,Driv	e space	Commi	unibe Yes	formation		Dimension	iis: Zuxzu	Roof:	Silligie	
Community Features	: Fees Rea			Commi	mility Aire	Offication	1					
Maintenance Include	es:											
Housing for Older Pe	rsons:		# of P	ets: N	lax Pet \	Weight:	Pet	Restricti	ons:			
HOA / Comm Assn:	Required	HOA Fee:	\$198.	.50 HOA Pa	yment S	chedule:	Quarterly	M	o.Maint.\$(add	ition to H	IOA):	
		Condo Fee	9:	Condo F	ee Sche	dule:	N#00000-200002-*		* · · · · · · · · · · · · · · · · · · ·			
Elementary School:				Middle Sci	nool:			Hi	igh School:			
				F	Realtor I	nfo						
	TA BURISH / F	AITH PENNYE	BAKER	A	gent ID:	266	505326/ 2615	44834	Agent Dir	ect:	941-70	4-4223
Sales Team:				E-mail: rl					Agent 2 P	hone:	813-95	6-8701
		The state of the s		WILLIAMS RLTY 10	ffice ID:	266	510191		Agent Fax	C:	941-76	1-7288
	/02/2013	Original Pri		93,900 L	P/SqFt:	\$70.	87		Agent Pag	ger/Cell:	941-70	4-4223
Contract:		Previous Pr		S	P/SqFt:				Office Pho	one:	941-79	2-2000
Exp. Clsg Date:		Price Chang	ge:	S	P/LP Ra	tio:			Office Fax	(:	941-76	1-7288
Sold Date:		Sold Price:					AND I SUB LL		Owner Ph	one:		
Off-Market:		Days to Co	ntract:				usive Right to	Sell	Spec Listi	ng Type	: Exclusi	on
Withdrawn:		Days to Clo	sed:			ite: 12/3	1/13		Call Cente	er #:		
Selling Agent:	Co. 27 (1994)			O	ffice:							
Management Comp 1						ancing A						
Buyer Agent: 3%		Non-Rep:	0%	Trai	ns Broke	r: 3%		Terms:		S	eller Cre	dit:
Realtor Info:	Floor Plan	Avail										
Confidential Info:												

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

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

Showing Instructions: See Remarks

sales center on left.

appointment. Hurry, won't last long!

Driving Directions:



Buyer Agent:

Realtor Info:

Confidential Info: Showing Instructions:

Driving Directions:

3%

Non-Rep: 0%

Floor Plan Avail

See Remarks

make an appointment

Center.

My Florida Regional MLS / Broker Synopsis Report / Not For Public Distribution

Status: Active

List Price: \$191,900

M5835930 3208 14TH E CT, ELLENTON

County: Manatee County Zip Code: 34222-3506 Unit #:

Sub. Name: SOUTH OAK

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:** 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: Master Br.: 5th Bedroom: 18x16 17x14 Great Room: Study / Den: 11x11 Family Room: 2nd Bedroom: 12x13 Studio: Air Conditioning: Central Kitchen: 3rd Bedroom: 15x12 13x13 Dinette: Heat & Fuel: Central Dining Room: 15x12 4th Bedroom: Bonus Room: Floor Covering: Carpet, Vinyl 11x22 Fireplace: 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 Dishwasher, Disposal, Range, Range Hood **Appliances Incl:** Kitchen: Pantry **Additional Rooms: Exterior Information** Ext. Construction: Block.Stucco Style: Custom, Conter Pool: **Exterior Features:** Hurricane Shutters, Trees/Landscaped Garage/Carport: 2 Car Garage, Attached, Drive Space Dimensions: 21x22 Roof: Shingle **Community Information Community Features:** Fees Reg **Maintenance Includes: Housing for Older Persons:** # of Pets: Max Pet Weight: Pet Restrictions: \$198.50 HOA / Comm Assn: Required **HOA Fee: HOA Payment Schedule:** Mo.Maint.\$(addition to HOA): Quarterly Condo Fee: Condo Fee Schedule: **Elementary School:** Middle School: High School: Realtor Info ROBERTA BURISH / FAITH PENNYBAKER List Agent: 266505326/ 261544834 941-704-4223 Agent ID: Agent Direct: 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: Original Price: \$191,900 03/02/2013 LP/SqFt: \$69.73 Agent Pager/Cell: 941-704-4223 Contract: **Previous Price:** Office Phone: SP/SqFt: 941-792-2000 Exp. Cisa 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:

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

Trans Broker:

3%

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

Terms:

Seller Credit:



3211 14TH E CT, ELLENTON



County: Manatee County

Zip Code: 34222-3507 Unit #:

Status: Active List Price: \$182,900

Sub. Name: SOUTH OAK

Beds: 3 Baths: 2/1 SqFt Heated:

Low Price: Year Built: 2013

Pool: None Property:

One Story Single Family Home Total Acreage: Up to 10889 Sq. Ft. Total SqFt: 3078 Special Sale: None ADOM: 9

Construction Status:

Pets Y/N: 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

Land, Site and Tax Information SE/TP/RG: 17-34-18 Subdivision #: 917000 Block/Parcel: Section #: Front Exposure: West Tax ID: 917001159 Alt.Key/Folio#: Additional Parcel: 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 5th Bedroom: Master Br.: 13x16 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: 4th Bedroom: 14x10 Bonus Room: Floor Covering: Carpet, Ceramic Tile, Wood Fireplace: 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 **Additional Rooms:** Kitchen: Pantry, Breakfast Bar **Exterior Information** Ext. Construction: Block, Stucco Style: Custom, Conter Pool: Barn, Hurricane Shutters, Irrigation System, Sliding Doors, Trees/Landscaped **Exterior Features:** Garage/Carport: 3 Car Garage, Attached, Drive Space Dimensions: 28x20 Roof: Shingle **Community Information**

Community Features:

Maintenance Includes:

Housing for Older Persons:

of Pets: \$198.50

Max Pet Weight:

Pet Restrictions:

Terms:

HOA / Comm Assn: Required

HOA Fee: Condo Fee: **HOA Payment Schedule:**

Quarterly

Mo.Maint.\$(addition to HOA):

Elementary School:

Middle School:

Condo Fee Schedule:

High School:

Realtor Info ROBERTA BURISH / FAITH PENNYBAKER 266505326/ 261544834 List Agent: Agent ID: Agent Direct: 941-704-4223 E-mail: rburish@kw.com Sales Team: Agent 2 Phone: 813-956-8701 Office: KELLER WILLIAMS RLTY MANATEE / KELLER WILLIAMS RLTY IOffice ID: 266510191 Agent Fax: 941-761-7288 List Date: Original Price: \$182,900 03/02/2013 LP/SqFt: Agent Pager/Cell: 941-704-4223 \$85.11 Contract: **Previous Price:** SP/SqFt: Office Phone: 941-792-2000 Exp. Clsq Date: Price Change: SP/LP Ratio: Office Fax: 941-761-7288 Sold Date: Sold Price:

Off-Market: Days to Contract: Withdrawn:

Owner: CENTER POINTE HOMES LLC Listing Type: Exclusive Right to Sell

Owner Phone: Spec Listing Type: Exclusion

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%

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

Zip Code: 34222-3507 Unit #: Status: Active

County: Manatee County Sub. Name: SOUTH OAK

Low Price:

Beds: 4 Baths: 3/0 SqFt Heated: Pool: None

Year Built: 2013 Special Sale: None

Property: Single Family Home Total Acreage: Up to 10889 Sq. Ft. Total SqFt: 2925 Construction Status: Pre-Construction

Pets Y/N: Proj. Comp. Date:

ADOM: 9 CDOM: 9

List Price: \$176,900

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 17-34-18 Subdivision #: SE/TP/RG: 917000 Section #: Block/Parcel: Front Exposure: West Tax ID: 917001209 Alt.Key/Folio#: Additional Parcel: 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: Future Land Use: 0000 Zoning: RSF4.5 Zoning Comp.: Y Lot Dimensions: 0.17 Lot Size(Acres): 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 Inside Utility, InWall Pest Sys, Smoke Alarm(s), Solid Sfc Cntrs, Unfurnished, Walk In Closet, Wshr/Dryr Hkup **Interior Features:** 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/Carport: 3 Car Garage, Attached, Drive Space Dimensions: 28x20 Roof: Shingle **Community Information**

Community Features: Fees Rea

Maintenance Includes:

Elementary School:

Housing for Older Persons:

HOA / Comm Assn: Required

of Pets: HOA Fee: \$198.50

Max Pet Weight:

Pet Restrictions:

Condo Fee:

HOA Payment Schedule: Condo Fee Schedule:

Quarterly Mo.Maint.\$(addition to HOA):

Middle School:

High School:

Realtor Info ROBERTA BURISH / FAITH PENNYBAKER List Agent: 266505326/ 261544834 Agent ID: 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 IOffice ID: 266510191 Agent Fax: 941-761-7288 List Date: Original Price: \$176,900 03/02/2013 LP/SqFt: \$87.40 Agent Pager/Cell: 941-704-4223 Contract: **Previous Price:** Office Phone: SP/SqFt: 941-792-2000 Price Change: Exp. Clsg Date: 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 Expiration Date: 12/31/13 Withdrawn: Days to Closed: Call Center #: Selling Agent: Office:

Management Comp Info: **Buyer Agent:** 3% Non-Rep: 0%

Financing Avail:

Trans Broker: 3% Terms:

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.

Seller Credit:



Proj. Comp. Date:

M5835990

3309 13TH E ST, ELLENTON

List Price: \$143,900

2013

None

Low Price:

Special Sale:

Year Built:

ADOM: 7

CDOM: 7

County: Manatee County Zip Code: 34222-3509 Unit #: Status: Photo Required

Sub. Name: SOUTH OAK

Beds: 3 Baths: 2/0 SqFt Heated: 1,305 Pool: None

Property: Single Family Home Total Acreage: Up to 10889 Sq. Ft. Total SqFt: 1782 Pets Y/N: Construction Status: Pre-Construction

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: Subdivision #: 917000 Section #: Block/Parcel: Front Exposure: Fast Tax ID: 917001559 Alt.Key/Folio#: Additional Parcel: 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: Lease # /Year: Lot Size(Acres): 0.16 Lot Size(SqFt): 7,063 Days Lease: Min Lease: 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 Air Conditioning: Central Studio: 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, Conter **Exterior Features:** Hurricane Shutters, Trees/Landscaped, Sliding Doors Garage/Carport: 2 Car Garage, Attached, Drive Space Dimensions: 19x21 Roof: Shinale **Community Information** Community Features: Fees Reg

Maintenance Includes:

Housing for Older Persons:

HOA / Comm Assn: Required

HOA Fee: \$198.50

Condo Fee:

Max Pet Weight:

HOA Payment Schedule: Condo Fee Schedule:

Pet Restrictions: Quarterly

Mo.Maint.\$(addition to HOA):

Elementary School: Middle School: **High School:**

of Pets:

Realtor Info ROBERTA BURISH / FAITH PENNYBAKER List Agent: 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 IOffice ID: 266510191 Agent Fax: 941-761-7288 Original Price: \$143,900 List Date: 03/04/2013 LP/SaFt: \$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: Expiration Date: 12/31/13 Days to Closed: Call Center #:

Office:

Financing Avail:

Buyer Agent: Non-Rep: 0% Trans Broker: 30/0 Terms: Seller Credit: Realtor Info: Floor Plan Avail

Confidential Info:

Management Comp Info:

Selling Agent:

Showing Instructions: See Remarks

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 **Driving Directions:**

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.



Showing Instructions: See Remarks

do leasback.

Driving Directions:

My Florida Regional MLS / Broker Synopsis Report / Not For Public Distribution

M5835890

3506 13TH E ST, ELLENTON

Year Built: 2013

County: Manatee County Zip Code: 34222-3512 Unit #: Status: Active Sub. Name: SOUTH OAK List Price: \$215,499 Low Price:

Beds: 4 Baths: 3/0 SqFt Heated: Pool: None

Single Family Home

Special Sale: None Pets Y/N:

Total Acreage: Up to 10889 Sq. Ft. Total SqFt: 2928 ADOM: 9 CDOM: 9 **Construction Status:** Proj. Comp. Date:

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 retirment home. Additional homesites and floorplans available.

				Land, Site	and Tax	Information				
SE/TP/RG: 17-34-	18 Subdi	vision #: 91	7000	Section #:		ock/Parcel:			Front Exposure:	South
Tax ID: 917001909			Alt.Ke	y/Folio#:		Additiona	al Parcel:	: N M	ill Rate: 15.1933 Lo	ot #: 37 Auction:
Taxes: \$216.00	Tax Ye	ar: 2012	Homeste	ad: N Other I	Exemption	is: N CD	D: N	Annual C	DD Fee:	
Legal Description:		OAK PI#9170	.0190/9							
Ownership: Fee Sin	ple	Comp	lex/Con	nmunity Name:					Book/Page: 0052/00	91 Floor #:
Manufactured/Mobi	le Style:		P	/lodel/Make:		Zoning	: RSF4.	5 Future	Land Use: 0000	Zoning Comp.: Y
Lot Dimensions: 70	.0X100.0	Lot Size(A	(cres):	0.16 Lot Size(5	SqFt):	7,001 Da	ys Lease	1	Min Lease:	Lease # /Year:
Water Frontage:				Water Acces	ss:				Water Name:	
Water View:				Water Extra	s:				Water	front Feet:
				Inter	ior Inforn	nation				
Living Room:	15x19 M	aster Br.:	14x14	5th Bedroom:		Great Room	m:		Study / Den:	11x11
Family Room:	21	nd Bedroom:	12x11	Studio:		Air Conditi	ioning: (Central		
Kitchen:	10x12 3	rd Bedroom:	10x11	Dinette:	10x09	Heat & Fue	el: (Central		
Dining Room:	16×11 4	th Bedroom:	11x11	Bonus Room:		Floor Cove	ering: (Carpet, Cera	mic Tile,Wood	
Fireplace:	N			Balcony/Porch:	18x11	Sq Ft Sour	rce: E	Builder	Security System	m: Owned
Utilities Data:	Public Utilitie								T. 101 4/10 Line	
Interior Layout:	Eating Space	in Kitchen,Op	en Plan,L	iving/Dining Room (Combo, Split	Bedroom, Mst	tr Bedrooi	m Downstai	rs, Great Room, Kitchen,	/Family Room Combo
Interior Features:	Ceiling Fan(s	s),Crown Mould	ling,Insid	e Utility, InWall Pest	Sys, Radian	t Barrier,Stone	e Counter	s, Thermal	Wndws, Wndw Treatme	ent, Walk In Closet, Unf
Master Bath:				al Sinks, Tub with So						
Appliances Incl:	Dishwasher,	Disposal, Dryer,	Hot Wate	er Electric, Microwave	e,Range,Re	frigerator, Was	sher	7.0		
Kitchen:					Ac	ditional Roc	oms:			
				Exter	ior Inform	ation				
Ext. Construction:	Block,Stucco)		Style: Custom,C	Conter Po	ol:				
Exterior Features:	Hurricane Sh	nutters,Irrigatio	n System	,Outdoor Lights,Slid	ing Doors,	Frees/Landsca	aped			
Garage/Carport:	3 Car Garage	e,Attached,Driv	e Space	• · · · · · · · · · · · · · · · · · · ·			Di	imensions	: 28x20 Roof: 5	Shingle
			7001-20	Commu	nity Infor	mation				
Community Feature:	Fees Req									
Maintenance Includ	es:									
Housing for Older Pe	ersons:		# of P	ets: M	ax Pet We	eight:	Pet F	Restriction	is:	
HOA / Comm Assn:	Required	HOA Fee:	\$198.	50 HOA Pay	ment Sch	edule: Q	uarterly	Mo.I	Maint.\$(addition to H	OA):
		Condo Fed	e:	Condo F	ee Schedi	ile:	**************************************			
Elementary School:				Middle Sch	ool:			High	School:	
				R	ealtor Inf	o				
List Agent: ROBER	TA BURISH /	FAITH PENNYE	BAKER		gent ID:	266505326	6/ 261544	1834	Agent Direct:	941-704-4223
Sales Team:				E-mail: rb					Agent 2 Phone:	813-956-8701
Office: KELLER	R WILLIAMS RI	LTY MANATEE	/ KELLER	WILLIAMS RLTY IO		26651019	91		Agent Fax:	941-761-7288
	/02/2013	Original Pr			P/SqFt:	\$106.47	-		Agent Pager/Cell:	
Contract:	,,	Previous Pr			P/SqFt:	4100117			Office Phone:	941-792-2000
xp. Clsg Date:		Price Chan			P/LP Ratio	2.			Office Fax:	941-761-7288
Sold Date:		Sold Price:			The state of the s	NTER POINTE	F HOMES	II C	Owner Phone:	311 701 7200
Off-Market:		Days to Co				Exclusive f			Spec Listing Type :	Exclusion
Withdrawn:		Days to Clo				: 12/31/13	ragin to 3	Cii	Call Center #:	LACIUSIVII
Selling Agent:		Days to Cit	Jour		ffice:	12/31/13			Guil Celleel W.	
Management Comp	Info:			U		ncing Avail:	Convent	ional Cach		
Buyer Agent: 3%		Non-Rep:	00%	Tran	s Broker:	_		Terms:	e,	eller Credit:
Realtor Info:		Avail, HOA Di		Hai	o Diunci.	370		Cillis.	30	oner Cieuri.
Confidential Info:	1 IOOI FIAI	Avail, HOA DE	ou Avail							
Charries Industice	. Cas Dama									

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

onto 13th St. E. Circle around and home/model center will be on left.

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



M5835952

3405 13TH E ST. ELLENTON

Status: Active

County: Manatee County Zip Code: 34222-3511 Unit #:

Sub. Name: SOUTH OAK

Beds: 3 Baths: 2/0 SqFt Heated: 1,558

Low Price: Year Built: 2013

List Price: \$153,900

Pool: None

Special Sale: None ADOM: 3

Property: Single Family Home Total Acreage: Up to 10889 Sq. Ft. Total SqFt: Construction Status: Pre-Construction

Pets Y/N:

Location: Corner Lot, Conservation

Proj. Comp. Date: CDOM: 3

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 Subdivision #: 917000 SE/TP/RG: 17-34-18 Section #: Block/Parcel: Front Exposure: Tax ID: 917001609 Alt.Key/Folio#: Additional Parcel: 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.: 5th Bedroom: 14x15 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 Features:

Maintenance Includes:

Housing for Older Persons:

HOA / Comm Assn: Required

HOA Fee: \$198.50

of Pets:

Max Pet Weight:

Community Information

Pet Restrictions:

HOA Payment Schedule:

Quarterly

Condo Fee: Elementary School: Middle School:

Condo Fee Schedule:

Agent ID:

Trans Broker:

Mo.Maint.\$(addition to HOA):

High School:

FAITH PENNYBAKER / ROBERTA BURISH List Agent:

Realtor Info

261544834/ 266505326

Agent Direct: Agent 2 Phone: 941-704-4223

Office:

KELLER WILLIAMS RLTY MANATEE / KELLER WILLIAMS RLTY IOffice ID:

E-mail: fpennybaker@gmail.com 266510191

Agent Fax:

Agent Pager/Cell:

List Date: 03/08/2013 Contract:

Original Price: \$153,900 **Previous Price:**

LP/SqFt: \$98.78 SP/SqFt: SP/LP Ratio:

Office Phone: Office Fax:

941-792-2000 941-761-7288

Exp. Clsg Date: Sold Date: Off-Market: Withdrawn:

Buyer Agent:

Sales Team:

Price Change: Sold Price: Days to Contract:

Owner: CENTER POINTE HOMES LLC Listing Type: Exclusive Right to Sell

Owner Phone:

Spec Listing Type : Exclusion

Selling Agent:

Days to Closed:

Non-Rep: 0%

Expiration Date: 12/31/13

Call Center #:

Management Comp Info:

Office:

Terms: Seller Credit:

Realtor Info: Confidential Info:

Showing Instructions: See Remarks

3%

Driving Directions:

3%

Financing Avail:

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.



Sales Center.

Realtor Only Remarks:

My Florida Regional MLS / Broker Synopsis Report / Not For Public Distribution

M5835953

Pool:

3409 13TH E ST, ELLENTON

County: Manatee County Sub. Name: SOUTH OAK

None

List Price: \$143,900

Status: Active

Beds: 3 Baths: 2/0 SqFt Heated: 1,305 Low Price: Year Built: 2013

Property: Single Family Home Special Sale: None Total Acreage: Up to 10889 Sq. Ft. Total SqFt: Pets Y/N: ADOM: 3 Construction Status: Pre-Construction CDOM: 3 Proj. Comp. Date:

Zip Code: 34222-3511 Unit #:

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 seperate 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 Section #: SE/TP/RG: 17-34-18 Subdivision #: 917000 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.: 5th Bedroom: Great Room: 12x13 Study / Den: Family Room: 2nd Bedroom: Studio: Air Conditioning: Central Kitchen: 09x08 3rd Bedroom: Dinette: Heat & Fuel: Central **Dining Room:** 4th Bedroom: Floor Covering: Bonus Room: 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:** # of Pets: Max Pet Weight: Pet Restrictions: HOA / Comm Assn: Required HOA Fee: **HOA Payment Schedule:** \$198.50 Quarterly Mo.Maint.\$(addition to HOA): Condo Fee: Condo Fee Schedule: **Elementary School:** Middle School: **High School:** Realtor Info FAITH PENNYBAKER / ROBERTA BURISH List Agent: Agent ID: 261544834/ 266505326 Agent Direct: Sales Team: E-mail: fpennybaker@gmail.com Agent 2 Phone: 941-704-4223 KELLER WILLIAMS RLTY MANATEE / KELLER WILLIAMS RLTY IOffice ID: Office: 266510191 Agent Fax: List Date: Original Price: \$143,900 03/08/2013 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: Spec Listing Type: Exclusion Listing Type: Exclusive Right to Sell 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

an appointment. THIS IS A SUGGESTED FLOORPLAN AND MAY BE CHANGED.

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



M5835981

Pool:

3413 13TH E ST, ELLENTON

Zip Code: 34222-3511 Unit #: Status: Active

Sub. Name: SOUTH OAK

County: Manatee County

Beds: 3 Baths: 2/0 SgFt Heated: 1,421

List Price: \$154,900

Low Price:

Year Built: 2013 Special Sale: None

Property: Single Family Home Total Acreage:

Up to 10889 Sq. Ft. Total SqFt: Construction Status: Pre-Construction

ADOM: 8 Pets Y/N: Proj. Comp. Date: CDOM: 8

Location: Conservation

None

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: Alt.Key/Folio#: Tax ID: 917001709 Additional Parcel: Mill Rate: 15.1933 Lot #: 33 Auction: N Taxes: \$216.00 Tax Year: 2012 Homestead: N Other Exemptions: Annual CDD Fee: CDD: N 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: 5th Bedroom: Master Br.: 10x14 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,Laminate Fireplace: 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: Irrigation System, Trees/Landscaped **Exterior Features:** Garage/Carport: 2 Car Garage, Attached Roof: Shingle Dimensions:

Community Features:

Maintenance Includes:

Housing for Older Persons:

of Pets: HOA Fee: \$198.50

Max Pet Weight:

Pet Restrictions:

HOA / Comm Assn: Required

HOA Payment Schedule:

Community Information

Ouarterly

Condo Fee:

Condo Fee Schedule:

Mo.Maint.\$(addition to HOA):

High School:

Elementary School: Middle School: Realtor Info

FAITH PENNYBAKER / ROBERTA BURISH

Agent ID:

261544834/ 266505326 **Agent Direct:**

List Agent: Sales Team:

E-mail: fpennybaker@gmail.com KELLER WILLIAMS RLTY MANATEE / KELLER WILLIAMS RLTY IOffice ID:

Agent 2 Phone:

List Date: 03/03/2013 Original Price: \$154,900

266510191

941-704-4223 Agent Fax:

Contract: Exp. Clsq Date:

Office:

Previous Price:

LP/SqFt: \$109.01 SP/SqFt:

Office Phone: 941-792-2000 Office Fax:

Agent Pager/Cell:

Sold Date: Off-Market: Price Change: Sold Price:

SP/LP Ratio: Owner: DUNE FL LAND I SUB LLC Listing Type: Exclusive Right to Sell

941-761-7288 **Owner Phone:**

Withdrawn: Selling Agent: Days to Contract: Days to Closed:

Expiration Date: 12/31/13 Office:

Spec Listing Type: Exclusion Call Center #:

Management Comp Info:

Realtor Info:

Buyer Agent: 3%

Financing Avail: 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.

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03/11/2013 09:43 AM



Driving Directions:

circle around to Sales Center.

an appointment.

My Florida Regional MLS / Broker Synopsis Report / Not For Public Distribution

M5836028

3505 13TH E ST, ELLENTON

Zip Code: 34222-3514 Unit #: Status: Active

List Price: \$150,900

ADOM: 7

CDOM: 7

2013

Low Price:

Year Built:

County: Manatee County Sub. Name: SOUTH OAK

Beds: 3 Baths: 2/0 SqFt Heated: 1,524

Pool: None

Property: Single Family Home Special Sale: None Total Acreage: Up to 10889 Sq. Ft. Total SqFt: 2106 Pets Y/N: Y Construction Status: Pre-Construction Proj. Comp. Date:

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 17-34-18 SE/TP/RG: Subdivision #: 917000 Section #: Block/Parcel: Front Exposure: North Tax ID: 917001759 Alt.Key/Folio#: Additional Parcel: Mill Rate: 15.1933 Lot #: 34 Auction: N Taxes: \$216.00 Tax Year: 2012 Other Exemptions: N Homestead: 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: Zoning Comp.: Model/Make: Zoning: RSF4.5 Future Land Use: 0000 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 Air Conditioning: Central Studio: Kitchen: 3rd Bedroom: 11x11 14x09 Dinette: Heat & Fuel: Central **Dining Room:** 14x11 4th Bedroom: **Bonus Room:** Floor Covering: Carpet, Vinyl Fireplace: N Balcony/Porch: 15x09 Sq Ft Source: Security System: Builder **Public Utilities Utilities Data: 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, 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 2 Car Garage, Attached, Drive Space Garage/Carport: Dimensions: 19x20 Roof: Shingle **Community Information** Community Features: Fees Rea **Maintenance Includes:** Housing for Older Persons: # of Pets: Max Pet Weight: Pet Restrictions: HOA / Comm Assn: Required **HOA Fee:** \$198.50 **HOA Payment Schedule:** Mo.Maint.\$(addition to HOA): Quarterly Condo Fee: Condo Fee Schedule: **Elementary School:** Middle School: **High School:** Realtor Info ROBERTA BURISH / FAITH PENNYBAKER List Agent: 266505326/ 261544834 Agent ID: Agent Direct: 941-704-4223 E-mail: rburish@kw.com Sales Team: Agent 2 Phone: 813-956-8701 Office: KELLER WILLIAMS RLTY MANATEE / KELLER WILLIAMS RLTY IOffice 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. Clsq 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:** Terms: Seller Credit: Floor Plan Avail Realtor Info: Confidential Info: Showing Instructions: See Remarks

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

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



M5835979

Pool:

3509 13TH E ST, ELLENTON

Zip Code: 34222-3514 Unit #:

County: Manatee County Sub. Name: SOUTH OAK

None

Beds: 3 Baths: 2/0 SqFt Heated: 1,557

List Price: \$150,900

Status: Active

Low Price:

Year Built: 2013 Special Sale: None

ADOM: 8

CDOM: 8

Property: Single Family Home Up to 10889 Sq. Ft. Total SqFt: Total Acreage: Pets Y/N: Construction Status: Pre-Construction Proj. Comp. Date:

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.Kev/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:

Elementary School:

Housing for Older Persons:

HOA Fee: \$198.50

of Pets: Max Pet Weight:

Pet Restrictions:

HOA / Comm Assn: Required

Condo Fee:

HOA Payment Schedule:

Quarterly Mo.Maint.\$(addition to HOA):

Condo Fee Schedule:

Middle School:

High School:

FAITH PENNYBAKER / ROBERTA BURISH List Agent: Sales Team:

Realtor Info Agent ID:

SP/LP Ratio:

261544834/ 266505326 Agent Direct:

KELLER WILLIAMS RLTY MANATEE / KELLER WILLIAMS RLTY IOffice ID:

E-mail: fpennybaker@gmail.com 266510191

Agent 2 Phone:

03/03/2013

Original Price: \$150,900

941-704-4223 Agent Fax:

List Date: Contract:

Previous Price:

LP/SqFt: \$96.92 SP/SqFt:

Agent Pager/Cell: Office Phone: 941-792-2000

Exp. Clsg Date: Sold Date: Off-Market:

Buyer Agent:

Realtor Info:

Office:

Price Change: Sold Price: Days to Contract:

Owner: DUNE FL LAND I SUB LLC Listing Type: Exclusive Right to Sell Office Fax: 941-761-7288 Owner Phone:

Withdrawn: **Expiration Date: 12/31/13** Days to Closed:

Spec Listing Type: Exclusion

Selling Agent:

Office:

Management Comp Info:

Call Center #:

Financing Avail: Non-Rep: 0% Trans Broker:

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

30%

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

Pool: None

3510 13TH E ST, ELLENTON

Zip Code: 34222-3512 Unit #: Status: Active

County: Manatee County Sub. Name: SOUTH OAK

Property: One Story Single Family Home

Beds: 3 Baths: 2/0 SqFt Heated: 1,773

Low Price: Year Built:

List Price: \$158,900

2013 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 T	ax Informa	ation				
SE/TP/RG: 17-34-1	8 Subdivision #: 9	17000 Secti	on #:	Block/Par	cel:		Front Exposu	re: So	uth
Tax ID: 917001859		Alt.Key/Folio)#:	Addi	tional Parce	el: N M	lill Rate: 15.193	33 Lot	#: 36 Auctio
Taxes: \$203.00	Tax Year: 2012	Homestead: N	Other Exempt	ions: N	CDD: N	Annual C	DD Fee:		
Legal Description: LO	OT 36 SOUTH OAK PI#917	0.0185/9							
Ownership: Fee Simp	ole Com	plex/Communit	y Name:				Book/Page: (0052/009:	Floor #:
Manufactured/Mobile	Style:	Model/	Make:	Zo	ning: RSF	4.5 Future	Land Use: 00	000 Zo	ning Comp.:
Lot Dimensions: 70.	0X100.0 Lot Size(Acres): 0.16	Lot Size(SqFt):	7,001	Days Leas	se:	Min Lease:	L	ease # /Year:
Water Frontage:		V	Vater Access:				Water Na	me:	
Water View:		V	Vater Extras:					Waterfr	ont Feet:
			Interior Info				-11		
Living Room:	15x18 Master Br.:		edroom:		Room:	W520 7 17 10 10 10 10 10 10 10 10 10 10 10 10 10	Study / De	n: 1	0x11
Family Room:	2nd Bedroom		20.00		nditioning:				
(itchen:	10x12 3rd Bedroom:				k Fuel:	Central			
Dining Room:	10x12 4th Bedroom:	100000000000000000000000000000000000000	s Room:		Covering:	Carpet, Viny			
Fireplace:	N	Balco	ony/Porch: 15x08	Sq Ft	Source:	Builder	Security	System:	
Jtilities Data:	Public Utilities								
Interior Layout:	Great Room, Eating Space	in Kitchen, Living/	Dining Room Combo	Mstr Bedro	om Downsta	irs,Open Plan			
interior Features:	Smoke Alarm(s), Solid Sfc			r/Dryr Hkup	,InWall Pest	Sys			
Master Bath:	Dual Sinks, Garden Bath,	Tub with Separate	Shower Stall						
Appliances Incl:	Dishwasher, Disposal, Rang	e,Range Hood,Ho	t Water Electric						
(itchen:	Pantry			Additional	Rooms:				
			Exterior Info	rmation					
xt. Construction:	Block,Stucco			Pool:					
Exterior Features:	Hurricane Shutters, Sliding		Iscaped						
Garage/Carport:	2 Car Garage, Attached, Dri	ve Space				Dimensions	: 19x20	Roof: Shi	ngle
			Community In	formation					
Community Features:	Fees Req								
Andreas and Total and a									
Maintenance Include		4 - 6 5 - 1 -			1				
lousing for Older Per		# of Pets:	Max Pet			Restriction	The second second	to session	
IOA / Comm Assn:	Required HOA Fee	a contrasting and the	HOA Payment S		Quarterly	Mo.I	Maint.\$(additio	on to HO	A):
	Condo Fe	100 (100 ft)	Condo Fee Scho	edule:		20.2			
lementary School:			Middle School:			High	School:		
let Accepts DODEDT	A DUDICUL / EATTIL DELIAN	DALKER	Realtor						
	A BURISH / FAITH PENNY		Agent ID		05326/ 2615	44834	Agent Direct		941-704-4223
Sales Team:			E-mail: rburish@k		Martin I		Agent 2 Pho		813-956-8701
	WILLIAMS RLTY MANATEE				10191		Agent Fax:		941-761-7288
		rice: \$158,900	LP/SqFt:	-0.1 M. Co. C.	2		Agent Pager		941-704-4223
Contract:	Previous F		SP/SqFt:				Office Phone		941-792-2000
xp. Clsg Date:	Price Char		SP/LP Ra				Office Fax:	8	941-761-7288
old Date:	Sold Price	7. No. of the Control		and the same of th	and I sub Li		Owner Phon	e:	
Off-Market:	Days to Co				sive Right to	Sell	Spec Listing	Type:	Exclusion
Vithdrawn:	Days to Cl	osed:	Expiration D	ate: 12/31	/13		Call Center #	#:	
Selling Agent:			Office:						
lanagement Comp I				nancing Av	ail:				
Suyer Agent: 3%	Non-Rep	: 0%	Trans Broke	er: 3%		Terms:		Selle	er Credit:
lealtor Info:	Floor Plan Avail								
Confidential Info:									
howing Instructions									
Driving Directions:	From I-75 take exit 224	West on US 30:	1 approximately 1 m	ile to Ellento	on-Gillette Ro	ad. Turn Rig	to South Oak	on left. 7	Take first left and

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

circle around to Sales Center.

appointment.



My Florida Regional MLS / Broker Synopsis Report / Not For Public Distribution

M5835982

3504 13TH E ST, ELLENTON

Status: Active

County: Manatee County Zip Code: 34222-3512 Unit #: Sub. Name: SOUTH OAK List Price: \$160,900

Beds: 4 Baths: 2/0 SqFt Heated: 1,750 Low Price:

Pool: Year Built: 2013 Property: Single Family Home Special Sale: None Total Acreage: Up to 10889 Sq. Ft. Total SqFt: ADOM: 8 Pets Y/N: Y

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 1	Tax Informat	tion			
SE/TP/RG: 17-34	-18 Subdi	vision #: 91	7000 Sec	tion #:	Block/Parc	cel:		Front Exposure:	
Tax ID: 917001959			Alt.Key/Fol	io#:	Addit	ional Parce	el: N P	4ill Rate: 15.1933 Lo	t #: 38 Auction
Taxes: \$216.00	Tax Ye	ar: 2012 H	lomestead:	N Other Exemp	tions:	CDD: N	Annual C	DD Fee:	
Legal Description:		OAK PI#9170.	0195/9						
Ownership: Fee Sir	nple	Compl	ex/Communi	ity Name:				Book/Page: 0052/00	91 Floor #:
Manufactured/Mobi	ile Style:		Model	/Make:	Zor	ning: RSF	4.5 Future	Land Use: 0000 Z	Zoning Comp.:
Lot Dimensions: 70	0.0X100.0	Lot Size(A	cres): 0.16	Lot Size(SqFt):	7,001	Days Leas	se:	Min Lease:	Lease # /Year:
Water Frontage:				Water Access:				Water Name:	and the second s
Water View:				Water Extras:				Water	front Feet:
				Interior Inf					
Living Room:				Bedroom:	Great F		18x17	Study / Den:	
Family Room:		nd Bedroom:	Stu			ditioning:	Central		
(itchen:		d Bedroom:	Din	ette:	Heat &	Fuel:	Central		
Dining Room:		th Bedroom:		us Room:	Floor C	overing:	Carpet,Lam	inate	
Fireplace:	N		Balo	cony/Porch:	Sq Ft S	ource:	Builder	Security System	n:
Jtilities Data:	Public Utilitie	25							
Interior Layout:	UNIVERSAL PROCESSOR								
nterior Features:	InWall Pest S	Sys,Solid Sfc Cn	trs,Smoke Alar	m(s),Unfurnished,Wa	alk In Closet,V	Vshr/Dryr H	kup		
Master Bath:									
Appliances Incl:	Disposal,Exh	aust Fan, Hot W	later Electric,Ra	ange,Range Hood,Dis	shwasher				
Citchen:					Additional	Rooms:			
				Exterior Inf					
xt. Construction:	Block	200 C 200 V	Styl	e:	Pool:				
xterior Features:	Trees/Lands	400 mm							
Garage/Carport:	2 Car Garage	e,Attached					Dimensions	Roof: S	Shingle
Community Feature	-			Community In	nformation				
Jointuiney reactive	21								
Maintenance Includ	es:								
lousing for Older Po	ersons:		# of Pets:	May Pet	Weight:	Pot	Restriction	ne	
HOA / Comm Assn:		HOA Fee:	\$198.50	HOA Payment		Quarterly	A STATE OF THE PARTY OF THE PAR	Maint.\$(addition to H	04),
	required	Condo Fee		Condo Fee Sch		Quarterry	MO.	manica (addition to n	OA).
lementary School:		Condo i cc		Middle School:	cuule.		Hio	h School:	
				Realtor	Info		mg	ii School.	
ist Agent: FAITH	PENNYBAKER ,	/ ROBERTA BU	RISH	Agent II		4834/ 26650	05326	Agent Direct:	
Sales Team:				E-mail: fpennyba				Agent 2 Phone:	941-704-4223
Office: KELLE	R WILLIAMS RI	TY MANATEE /	KELLER WILL	IAMS RLTY IOffice II				Agent Fax:	
ist Date: 03	/03/2013	Original Pri	ce: \$160,900	LP/SqFt	\$91.94			Agent Pager/Cell:	
Contract:		Previous Pri		SP/SqFt				Office Phone:	941-792-2000
xp. Clsg Date:		Price Chang	e:	SP/LP R				Office Fax:	941-761-7288
old Date:		Sold Price:	occord !		DUNE FL LAI	ND I SUB II	C	Owner Phone:	-12/02/200
off-Market:		Days to Con	tract:		ype: Exclusi			Spec Listing Type :	Exclusion
Vithdrawn:		Days to Clos		Expiration D				Call Center #:	- Clubioli
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lanagement Comp	Info:				nancing Ava	il:			
uyer Agent: 3%		Non-Rep:	0%	Trans Brok		5555	Terms:	Co	eller Credit:
ealtor Info:								00	and dictalli
onfidential Info:									
howing Instruction	s: See Rema	rks							
riving Directions:			Turn west on	US 301 to Ellenton-G	illette Road.	Turn riaht to	South Oak	on left. Take first left ar	nd circle around to
AND THE PROPERTY OF THE PROPERTY OF THE PARTY OF THE PART	Sales Cent	ter.						Take mot left di	a an ale di odila to

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.