

**Residential**

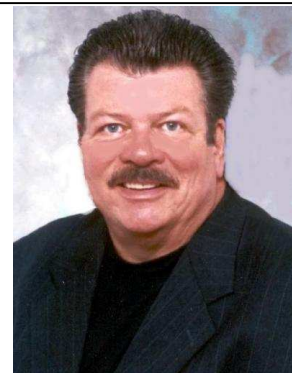
5557 Sea Forest Dr # #217

List Price: **\$219,900**

1 / 12

**Prepared For You By :**

Jim Worcester PA  
 American Heritage Realty Inc  
 Office: 727-726-7272  
 Office Fax: 727-796-9249  
 Agent Phone: 727-420-3714  
 Agent Fax: 727-483-9904  
 Agent E-mail: Jim@JimWorcester.com  
 Agent Website: www.JimWorcester.com

**GENERAL PROPERTY INFORMATION**

|   |                                     |   |
|---|-------------------------------------|---|
| <b>Address:</b> 5557 Sea Forest Dr # #217 New Port Richey, FL 34652 | <b>Photos:</b> 12                   | <b>List Price:</b> <b>\$219,900</b>         |
| <b>Unit #:</b> #217   | <b>Floors in Unit:</b> 1            | <b>Floor # of Units:</b> 2                  |
| <b>Bldg # Floors:</b> 3   | <b>County:</b> Pasco                | <b>Auction:</b> No                          |
| <b>Total Bedrooms:</b> 2  | <b>Half:</b> 0                      | <b>Property Desc:</b> 2nd Floor Multi-Story |
| <b>Total Baths:</b> Full: 2   | <b>Ownership:</b> Condo, Fee Simple | <b>Sales Price:</b>                         |
| <b>Property Style:</b> Condo  | <b>Building Name/Number:</b> 5557   | <b>LP/Sq Ft:</b> \$168.38                   |
| <b>Condo Community:</b> HEATHER COVE                                | <b>Area:</b> 104                    | <b>SP/Sq Ft:</b>                            |
| <b>MLS #:</b> 7406370   | <b>Grid:</b> E15                    | <b>PUD:</b> No                              |
| <b>Status:</b> Active   |                                     |   |

**LAND & SITE INFORMATION**

|  |                        |                             |
|--|------------------------|-----------------------------|
| <b>Subdivision Number/Name:</b> 007a/Heather Cove  | <b>Municipal Code:</b> | <b>Model:</b>               |
| <b>Neighborhood/Complex:</b> 5557  |                        | <b>Zoning:</b> RES          |
| <b>Legal Description:</b> Heather Cove Of New Port Richey Phase 2 A Condominium Cb 4 Pgs 5 | <b>Lot Size:</b> 0     | <b>Front Exposure:</b> East |
| <b>Location:</b> In County, Paved Street   |                        |                             |

**SOCIAL ISSUES**

|  |                       |  |                                 |                            |
|--|-----------------------|--|---------------------------------|----------------------------|
| <b>HO Assn Required:</b> Yes   | <b>HOA Fee:</b> \$150 | <b>HOA Schedule:</b> Quarterly Payment | <b>Special Tax District:</b> No | <b>Millage Rate:</b> 15.28 |
| <b>Monthly Maintenance Fee:</b> \$390  | <b>Max Pet Wt:</b> 20 | <b>Days Lease:</b> 365                 | <b>CDD:</b>                     | <b>Annual CDD Fee:</b>     |
| <b>Maintenance Includes:</b> Building Exterior, Cable, Escrow Reserves, Insurance Building, Lawn, Pest Control, Roof, Security, Trash Removal, Water |                       |  |                                 |                            |
| <b>Rules:</b> Assoc. Approval Required, OK To Lease, Pets Allowed, Required Association  |                       |  |                                 |                            |
| <b>Community Features:</b> Community Heated Pool, Deed Restrictions, Elevators, Fees Required, HOA Required, Security, Storage, Tennis Court, Wa     |                       |  |                                 |                            |

**INTERIOR FEATURES**

|  |                              |                        |                                   |
|--|------------------------------|------------------------|-----------------------------------|
| <b>Year Built:</b> 1988  | <b>Sq. Ft. Heated:</b> 1,306 | <b>Sq. Ft. Source:</b> | <b>Cooling/AC:</b> Central        |
| <b>Master Bath:</b> MBR Bath-Tub w/ Shower   |                              |                        | <b>Heating:</b> Central, Electric |
| <b>Floor Cover:</b> Ceramic Tile, Wall to Wall Carpet, Wood  |                              |                        |                                   |
| <b>Interior Layout:</b> Eating Space in Kitchen, Living/Dining Room Combo, Split Bedroom                                 |                              |                        |                                   |
| <b>Kitchen:</b> Closet Pantry, Pantry  |                              |                        |                                   |
| <b>Appliances:</b> Dishwasher, Disposal, Dryer, Exhaust Fan, Hot Water Electric, Range, Range Hood, Refrigerator, Washer |                              |                        |                                   |
| <b>Interior Features:</b> Blinds/Shades, Ceiling Fan(s), Inside Utility, Smoke Alarm(s), Walk-In Closet                  |                              |                        |                                   |
| <b>Utilities Data:</b> Cable, Fire Hydrant (w/i 1000 ft), Public Municipal Water, Sewer                                  |                              |                        |                                   |

**EXTERIOR INFORMATION**

|   |   |                            |
|---|---|----------------------------|
| <b>Construction:</b> Block, Stucco  | <b>Roof:</b> Built Up                                   | <b>Balcony/Porch Size:</b> |
| <b>Exterior Features:</b> Mature Landscaping, Porch/Patio/Deck Covered, Porch/Patio/Deck Screened, Trees/Landscaped | <b>Garage Features:</b> Assigned Parking, Guest Parking |                            |
| <b>Garage/Carport:</b> 1 Car Carport  |   |                            |

|   |   |   |
|---|---|---|
| <b>Pool Y/N:</b> Yes                      | <b>Pool (Owned) - Features:</b> In Ground               |   |
| <b>Water(Y/N):</b> Yes                    | <b>Waterfront:</b> Waterfront, Water Access, Water View | <b>Waterfront Type:</b> Canal-Salt, Gulf Access |
| <b>Waterfront Extras:</b> Boat Slip, Dock |   |   |

**REALTORS INFORMATION**

**Directions:** US 19, WEST-MARINE PARKWAY, NORTH-SEA FOREST, LEFT INTO HEATHER COVE TO 1ST BUILDING ON RIGHT 5557.

**Remarks:** \*\*OWNER WILL FINANCE WITH 20% DOWN AMORTIZED FOR 30 YRS @ 6.5% AND BALLOON IN 5 YRS\*\* TRULY A BOATERS PARADISE! BEAUTIFUL 2 BED/2 BATH 2ND FLOOR UNIT WITH A FABULOUS VIEW TO DIE FOR OVERLOOKING THE WATER BASEN, BOAT DOCKS AND SWIMMING POOL! THIS UNIT INCLUDES A DEEDED DEEP WATER BOAT SLIP (#B-8) WITH DIRECT ACCESS TO THE GULF OF MEXICO VALUED AT \$40,000! (THE BOAT DOCK CAN ALSO BE LEASED OUT AS IMCOME PRODUCING) LOADS OF UPDATING THROUGHOUT INCLUDING ELEGANT HARD WOOD, TILE AND BERBER CARPET FLOORS AND CROWN MOLDINGS THROUGHOUT, SPACIOUS EAT-IN KITCHEN WITH NEWER APPLIANCES, WIRED FOR SURROUND SOUND IN LIVING ROOM & MASTER SUITE, TASTEFULLY DECORATED THROUGHOUT, INSIDE UTILITY ROOM WITH WASHER & DRYER, HUGE SCEENED BALCONY, HURRICANE SHUTTERS, UNDER BUILDING ASSIGNED PARKING BY ELEVATOR & LOCKED STORAGE, SECURITY DOOR IN LOBBY, HEATED POOL AND CABANA, \$130.00 ANNUAL MEMBERSHIP REQUIRED FOR PRIVATE BEACH CLUB WHICH INCLUDES TENNIS AND 2ND COMMUNITY POOL AND MUCH MORE!

Monday, May 18, 2009

11:56 AM Copyright 2002-2009 GTAR, PSAR, &amp; WPBR. All rights reserved. Information is believed to be accurate, but should not be relied upon without verification.