

Residential	2652 Sequoia Ter	List Price: \$269,500
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

Address: 2652 Sequoia Ter Palm Harbor, FL 34683	Photos: 12	List Price: \$269,500
Unit #:	Floors in Unit: 2	Low Price:
Bldg # Floors:	County: Pinellas	Sales Price:
Total Bedrooms: 3	Half: 1	Sales Date:
Total Baths: Full: 2	Property Desc: Townhouse 2-3 Floors	LP/Sq Ft: \$139.64
Property Style: Condo	Ownership: Condo, Fee Simple	SP/Sq Ft:
Condo Community: LAUREL OAKS	Building Name/Number:	PUD: No
MLS #: 7396340	Area: 405	
Status: Active	Grid: F9	

LAND & SITE INFORMATION

Subdivision Number/Name: 50458/Laurel Oaks At Count	Municipal Code:	Model:
Neighborhood/Complex:		Zoning: RES
Legal Description: Laurel Oaks At Country Woods Condo Unit 1302 Tr 50458	Lot Size: 0	Front Exposure: East
Location: In County, Paved Street		

SOCIAL ISSUES

HO Assn Required: Yes	HOA Fee: \$0	Homestead: No	Special Tax District:	Millage Rate: 21.91
Monthly Maintenance Fee: \$405	HOA Schedule:	HOA Schedule:	CDD:	Annual CDD Fee: \$0
Maintenance Includes: Building Exterior, Cable, Escrow Reserves, Insurance Building, Lawn, Pest Control, Roof, Security, Trash Removal, Water	Max Pet Wt: 50	Max Pet Wt: 50	Days Lease: 365	Land Lease Fee:
Rules: Assoc. Approval Required, OK To Lease, Pets Allowed, Required Association				
Community Features: Assoc. Recreation Owned, Community Hot Tub/Spa, Community Pool, Deed Restrictions, Fees Required, HOA Required, F				

INTERIOR FEATURES

Year Built: 1987	Sq. Ft. Heated: 1,930	Sq. Ft. Source:	Cooling/AC: Central
Master Bath: MBR Bath-Tub w/ Separate Shower Stall			Heating: Central, Electric
Floor Cover: Ceramic Tile, Wall to Wall Carpet, Wood			
Interior Layout: Breakfast Room Separate, Eating Space in Kitchen, Family Room, Kitchen/Fam Room Combo, Living/Dining Room Combo			
Kitchen: Breakfast/Snackbar, Closet Pantry, Pantry			
Appliances: Dishwasher, Disposal, Dryer, Exhaust Fan, Hot Water Electric, Microwave, Range, Range Hood, Refrigerator, Washer			
Interior Features: Attic, Blinds/Shades, Cathedral/Vaulted Ceiling, Ceiling Fan(s), Drapes, Fireplace, Inside Utility, Skylights, Smoke Alarm(s), Walk			
Utilities Data: Cable, Fire Hydrant (w/i 1000 ft), Public Municipal Water, Sewer, Sprinkler Meter			

EXTERIOR INFORMATION

Construction: Block, Brick	Roof: Tile	Balcony/Porch Size:
Exterior Features: Balcony/Sun Deck, Irrigation System, Mature Landscaping, Oak Trees, Porch/Patio/Deck Open, Porch/Patio/Deck Screened, Tre	Garage Features: Attached, Door Opener, Oversized	
Garage/Carpport: 1 Car Garage		

Pool Y/N: Yes	Pool (Owned) - Features:	Waterfront Type:
Water(Y/N): No	Waterfront: None	
Waterfront Extras:		

REALTORS INFORMATION

Directions: CURLEW RD (BETWEEN CR 1 AND ALT 19) NORTH ON SEQUOIA TO ADDRESS.

Remarks: TRULY ELEGANT TOWNHOUSE IN MOST PRESTIGIOUS LAUREL OAKS AT COUNTRY WOODS LESS THAN 2 MILES FROM THE GULF OF MEXICO AND THE BEACHES!! THIS SPACIOUS 1,930 SQ.FT. 3 BED ROOM 2 1/2 BATH UNIT IS BEAUTIFULLY DECORATED AND FEATURES LOTS OF CERAMIC TILE, WOOD AND BERBER FLOORING, 3 SETS OF FRENCH DOORS, COZY 'DUAL FACED' FIREPLACE BOTH ENHANCED WITH RAISED HEARTH & MANTEL, FORMAL LIVING & DINING ROOMS, GENEROUS SIZED FAMILY ROOM, LARGE UPDATED EAT-IN KITCHEN WITH LOADS OF CABINETS AND NEW GRANITE COUNTER TOPS, LARGE PANTRY & ALL APPLIANCES INCLUDING NEW REFRIGERATOR, MICROWAVE, DISHWASHER AND GLASS TOP RANGE, VAULTED CEILINGS & SKY LIGHTS, OPEN STAIRCASE, LUXURIOUS MASTER SUITE, 2ND & 3RD BED ROOMS INCLUDE WOOD FLOORS AND FRENCH DOORS TO SCREENED BALCONY, OVERLOOKING THE POOL & TENNIS COURTS, ATTACHED OVERSIZED GARAGE WITH ATTIC STORAGE AND MANY OTHER AMENITIES TOO NUMEROUS TO MENTION!! THIS HOME IS A TRULY MUST SEE!!!