



O4846612

2369 NEPTUNE RD, KISSIMMEE

County: Osceola County	Zip Code: 34744	Status: Active	
Grid: DB20	Area (Tampa):	Unit #: List Price: \$495,000	
Sub. Name: LOVELAND ESTATES		Low Price:	
Bedrooms: 3	Baths: 2	SqFt Heated: 1,745	Year Built: 1950
Pool: N,			MH Width:
Property: One Story, Single Family Home			ADOM: 1
Total Acreage: One + to Two Acres			CDOM: 0
Water: Y	Type/Name: Freshwater / Lake / LAKE FISH		
Location: In County, Street Paved			

Excellent opportunity to have your property with waterfront and a yard over one acre! You can turn it into the house of your dreams, with your own pier, pool and tennis court -- concept plans are ready -- see attachments. Neptune Road duplication works will continue to include segment from Partin Settlement Road to US Hwy 192. Access will get even better!

Land, Site and Tax Information

SE/TP/RG: 31-25-30 Subdivision #: 3990 Block/Parcel: 0001
 Tax ID: 31 25 30 3990 0001 0140 Alt.Key/Folio#: 7 Additional Parcel: N Mill Rate: 14.664999
 Taxes: \$4,383.00 Tax Year: 2007 Homestead: N Other Exemptions: N CDD: Annual CDD Fee:
 Legal Description: LOVELAND ESTATES LOT 14 PB 1 PG 104
 Ownership: Fee Simple Complex/Community Name: OR Book/Page: 0001/0104
 MH Make: Zoning:ORS1 Future Land Use: 0111 Zoning Comp.: Y SpecTax Dist. (TPA): N
 Lot Dimensions: 100x529 Lot Size(Acres): 1.26 Lot Size(SqFt): 54,698
 Front Exposure: Southwest Waterfront Name: LAKE FISH Water View: Lake
 WaterFront Type: Frontage/ Freshwater Waterfront Extras:

Interior Information

Living Room: 17x13 Master Br.: 18x12 5th Bedroom: Great Room: SqFt Source: Public records
 Family Room: 16x12 2nd Bedroom: 18x11 Studio: Air Conditioning: Central
 Kitchen: 15x13 3rd Bedroom: 13x12 Dinette: Heat & Fuel: Central
 Dining Room: 14x10 4th Bedroom: Bonus Room: Floor Covering: Carpet
 Fireplace: N - Balcony/Porch Security System:
 Utilities Data: Septic,County Water,Electric
 Interior Layout: Living/Dining Room Combo
 Interior Features: Washer/Dryer Hookup,Ceiling Fan(s)
 Master Bath:
 Kitchen:
 Additional Rooms:
 Appliances Incl: Dishwasher,Range,Refrigerator

Exterior Information

Ext. Construction: Block,Siding Roof: Shingle
 Exterior Features: Mature Landscaping,Patio/Porch Screened,Oak Trees
 Garage/Carport: 2 Car Garage Detached
 Pool:

Community Information

Community Features: None
 Maintenance Includes:
 HOA Fee Required: N HOA Fee: HOA Payment Schedule: Max Pet Weight:
 Elementary: Middle or Junior: Neptune Middle (6-8) High: Osceola High School
 Mo.Maint.\$(addition to HOA): \$0.00

Realtor Info

List Agent: ANTONIO ROMANO	Agent ID: 261091404	Agent Direct: 321-438-3345
Sales Team:	E-mail: aromano@bromano.com	Agent Fax: 407-438-6919
Office: AMERITEAM REALTY, INC.	Office ID: 50278	Agent Pager/Cell:
List Date: 05/07/2008	Original Price: \$495,000	LP/SqFt: \$283.67
Contract:	Previous Price:	SP/SqFt:
Exp. Clsg Date:	Price Change:	LP/SP Ratio:
Sold Date:	Sold Price:	Listing Type: Exclusive Right to Sell
Off-Market:	Days to Contract:	Spec Listing: Not Applicable
Withdrawn:	Days to Closed:	
Sold by:	Office:	Terms:
Buyer Agent: 4%	Trans Broker: 4%	Sub Agent: 0%
		Non-Rep: 4%

Realtor Info: Vacant, Survey Available, Sold As-Is, Owner Agent, Floor Plan Available, No Sign

Showing Instructions: Call Listing Agent

Driving Directions: From Kissimmee's Main Street/Orange Blossom Trail, drive east on Neptune Rd about 4 miles. House is on left side. From US 192 / Saint Cloud drive west on Neptune rd for about 2.7 miles. House will be on the right.

Realtor Only Remarks: