

T2892470 6213 ALAMANDA HILLS BLVD, LAKE LAND, FL 33813



County: Polk
Subdiv: HILLSIDE HTS
Beds: 4
Baths: 2/0
Pool: None
Style: Single Family Home
Location: Corner Lot, In County, Street Paved
Total Acreage: 1/4 Acre to 21779 Sq. Ft.
Minimum Lease Period: No Minimum
New Construction: No
Construction Status: Completed
Garage/Carport: 2 Car Garage, Door Opener, Drive Space
LP/SqFt: \$146.90

Status: Incomplete
List Price: \$275,000
Year Built: 2004
Special Sale: None
ADOM:
CDOM:
Pets: Yes
Max Times per Yr:
Proj Comp Date:
SqFt Heated: 1,872
Total SqFt: 2,074

This is the former model home for the subdivision. This home has wood flooring, ceramic tile, Corian counter-tops, double walk in closets in the master, and Jacuzzi jets in the master bathroom. The grass is Argentine Bahia, which means it requires less water maintenance.

Land, Site, and Tax Information

SE/TP/RG: 23-29-24
Subdivision #:
Tax ID: [24-29-23-288034-000360](#)
Taxes: \$900.00
Homestead: Yes **CDD:** No
Legal Desc: ALAMANDA PB 126 PGS 24 & 25 LOT 36
Ownership: Fee Simple
SW Subd Condo#:
Flood Zone: X
Book/Page: 126/24 **Census Block:**
Bldg # Floors: **Census Tract:**
Existing Lease or Tenant: No **End Date of Lease:**
Planned Unit Dev: No
Min Lease Period: No Minimum
Lot Dimensions:

Zoning: RES
Future Land Use:
Zoning Comp:
Tax Year: 2016
Annual CDD Fee:
Complex/Comm Name:
SW Subd Name:
Flood Zone Date:
Floor #:
Bldg Name/H:
Monthly Rental Amount:
Affidavit: No
Max Times per Year:
Lot Size Acres: 0.26
Waterfront Ft: 0

Section #:
Block/Parcel:
Front Exposure:
Lot #:
Other Exemptions: Yes
Mill Rate:
Flood Zone Panel:
Floors in Unit:
Month to Month or Weekly:
Special Tax Dist: No
Expire/Renew Dt:
Lot Size SqFt: 11,494

Interior Information

A/C: Central
Heat/Fuel: Central
Fireplace: No
Utilities Data: City Water, Septic
Interior Layout: Eating Space In Kitchen, Formal Dining Room Separate
Interior Feat: Ceiling Fan(S), Inside Utility, Smoke Alarm(S), Walk In Closet
Master Bath: Dual Sinks, Garden Bath, Tub with Separate Shower Stall
Appliances Incl: Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer
Kitchen Feat: Closet Pantry

Floor Covering: Carpet, Ceramic Tile, Wood
Security Sys: Security System Owned
SqFt Source: Owner Provided

Room	Dim	Level	Floor Covering	Room	Dim	Level	Floor Covering
Kitchen	15x11	1st		Master Bedroom	15x15	1st	
Living Room	17x18	1st		Dining Room	11x12	1st	
2nd Bedroom	12x12	1st		3rd Bedroom	12x12	1st	
4th Bedroom	11x13	1st					

Exterior Information

Ext Construction: Stone, Stucco
Roof: Shingle
Foundation: Slab
Architecture Style: Ranch
Ext Features: Irrigation System, Outdoor Lights, Patio/Porch/Deck Covered, Patio/Porch/Deck Open, Screen/Covered Enclosure

Description: One Story
Garage Dim:

Community Information

HOA / Comm Assn: Required
Monthly HOA Amount: \$16.67
Condo Maintenance Fee:
Monthly Condo Fee Amount:
Can Property Be Leased: Yes
Association Approval Required: No
Lease Restrictions: No

HOA Fee: \$200.00
HOA Pmt Sched: Annual
Deed Restrictions: Yes
Other Fee:
Years of Ownership Prior to Leasing Required: No

Mo Maint\$(add HOA):
Housing for Older Per: N/A
FCHR Website Y/N: No

Realtor Information

List Agent: Mindy Emerson-Hunley
List Agent E-mail: mindy@tributerealty.com
Sales Team:
Office: TRIBUTE REALTY LLC
Original Price:
List Date: 07/11/2017
Previous Price:
Representation:
Owner:

List Agent ID: 265501830
List Agent Fax:
Office Fax:
Price Change:
Owner Phone:
Management Contact Info:
Bonus: No

List Agent Direct: 863-669-0528
List Agent Cell: 863-669-0528
Call Center #:
Office ID: 780767
Office Phone: 863-450-2910
LP/SqFt: \$146.90
Expiration Date: 01/20/2018
Listing Type: Exclusive Right to Sell
Bonus Exp Date:

Financing Avail: Cash, FHA, VA
Spec List Type: Variable Commission

Single Agent: 2.5%-\$295

Non-Rep: 2.5%-\$295

Trans Broker: 2.5%-\$295

Inter Office Info:

Realtor Info: Sold As-Is

Confidential Info:

Showing Instructions: Use Request Showing button

Driving Directions: 540 INTO ALAMANDA HOME ON CORNER

Realtor Remarks: *** MUST SUBMIT OFFER ON FAR/BAR AS-IS CONTRACT*** ATTIC ACCESS IS ON PULLY SYSTEM, BE CAREFUL
OPENING