

\*\*\*\*NOT FOR PUBLIC DISTRIBUTION: MEMBERS ONLY\*\*\*\*



**Single Family Site Built**      **2409 WILLOW OAK DR , Edgewater, FL 32141**      **L\$69,900** ✓  
**1010204 Closed**      Area: 81 - Edgwr N Central -Park Ave-442 County: Volusia      **S\$52,000**  
[VERIFY SCHOOLS / VERIFY TAX](#)      **DOM/CDOM: 117/117**



<b>Bedrooms:</b> 3	<b>Baths/HBaths:</b> 2/0
<b>Zoning Code:</b> R1	<b>Year Built:</b> 1980
<b>City Limits:</b> Yes	<b>Subdivision:</b> Florida Shores
<b>Flood Zone:</b> A	<b>Complex Name</b>
<b>Tax ID:</b> <a href="#">840201096830</a> (Realist)	
<b>Acreage:</b>	<b>Lot Sz:</b> 80x125
<b>Total SQFT:</b> 1,908	<b>Source:</b> Property Appraiser
<b>SF Heated/Air:</b> 1,258	<b>Factory Built:</b>
<b>Pool:</b> None	<b>Assessment:</b>
<b>Pets:</b>	<b>No Drive Beach:</b>
<b>Fireplaces:</b> No	<b>Between US1 &amp; River:</b> No
<b>Fenced:</b>	<b>New Construction:</b> No
<b>As Is Condition:</b> Yes	<b>Construction Type:</b> Mason
<b>Type Street:</b> Asphalt	<b># of Stories:</b> 1
<b>Water:</b> City	<b>Sewer:</b> City

**Water Feature:** None      **Water Type:** None

**Water-Other:** None

**Directions:** SOUTH on US1(Ridgewood), RIGHT on 442 in Edgewater, LEFT on Willow Oak Drive

**Remarks:** "PRE\_FORECLOSURE" - Short Sale contracts subject to 3rd Party Approval.

**Int Features:** Living/Dining Room Combo , Smoke Detector

**Ext Features:** Built-in Barbeque , Porch

**Appliances:** Dishwasher , Disposal , Range , Refrigerator

**Asso Fee Cover:**

**Miscellaneous:**

**Heating:** Central , Electric      **A/C:** Central

**Hot Water Heater:** Electric

**Land Type:** up to .25 acre      **Roof:** Shingle

**Construction:** Frame      **Floors:** Tile , Wood

**Pool:** None      **Window Trtmnt:** Blinds

**Garage:** 1 Car      **Windows:** Single Hung

Room	Length	Width	Room	Length	Width	Room	Length	Width
Living Room	16.00	14.00	Florida Rm			BR 1	15.00	12.00
Family Room			Porch/Balcony	10.00	18.00	BR 2	13.00	12.00
Dining Room	12.00	9.00	Other Room 1			BR 3	12.00	10.00
Kitchen	12.00	8.00	Other Room 2			BR 4		
Laundry								

**# Complex Units:**      **Unit Faces:**      **Unit Floor #:**      **Ground Floor:**

**Building # of Floors:**      **Washer/Dryer:**      **Furnished:** No      **Minimum Rental:**

**On-Site Rental:**      **Assoc. Fee:**      **Paid:**      **Assoc. Approval Req.:**

**HOA:** None      **Reserves:**      **Split BR:** No      **Ground Floor BR:** Yes

**55+ Community:** No      **Recent Survey:**      **Title Insurance:** No      **Owner Finance:** No

**List Off:** Ponce Inlet Realty, Inc., [0543/0](#)      **List Agt:** Ann Crane      **Agent#:** [CRANEANN](#)

**Firm Addr:** 4000 S. Atlantic Ave.      **Phone:** (386) 761-3004      **Cell:** (386) 761-3004

Wilbur By the Sea, F 32127      **Email:** [ann@ponceinletrealty.com](mailto:ann@ponceinletrealty.com)

**Phone/Fax:** (386) 761-3004 / (386) 763-0705      **Co LAgt:**      **Agent#:** -

**List Detail:** Preforeclosure/Short Sale

**Doc./Disclosures:** None

**Showing:** Appt Necessary

**REALTOR Rem:**

**In-House Rem:**

**Legal Desc:** LOTS 9683 & 9684 BLK 311 FLA SHRS UNIT 10 MB 23 PG 147 PER O R 4477 PG 676 PER OR 5425 PGS 1517-1518 INC PER D/C 5425 PG 1514 PER D/C 5697 PG 4187

**List Date:** 05/20/2011      **VRC:** No      **Listing Type:** ER      **Prospects Excluded:** No

**Exp Date:** 05/31/2012      **BA Comm:** 3      **Sign on Property:** Yes      **Internet/IDX:** Yes/Yes

**With Date:**      **NR Comm:** 0      **Limited or No Service:** No      **Lic. Realt.:** No

**Cont Date:** 06/08/2011      **TB Comm:** 3      **Back-Ups Req:** No      **Foreign Seller:** No

**Closing Date:** 09/14/2011      **3rd Party Apprv Req:** Yes      **Kickout:**      **Org LA:** [craneann](#)

**How Sold:** Cash      **3rd Party Gr Comm Red:** No      **Conforming:**      **Org SA:** [Non](#)

**Orig List \$:** \$69,900      **Listing/Selling Brk %:** /      **Owner:** MENDEZ FELIX & TERRI      **Selling Firm:** [Non Member](#)

**Selling Agt:** [Non-Member Agent](#)

