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Mid -Florida Regional MLS

Broker Synopsis Report - Residential Property

A376556**343 HERNANDO AVE, SARASOTA**

County: Manatee County **Zip Code:** 34243 **Unit #:** **Status:** Active
Grid: E/4 **Sub. Name:** BALLENTINE MANOR ESTATES **List Price:** \$595,000
Beds: 4 **Baths:** 4 **SqFt Heated:** 3,080 **Low Price:**
Pool: Y - In Ground **Year Built:** 1929
Property: One Story Single Family Home **MH Width:**
Total Acreage: 1/4 Acre to 1/2 Acre **Total Building Sq Ft:** 4139 **ADOM:** 343
Water: N **Type/Name:** **CDOM:** 512
Location: Street Paved

Virtual Tour: <http://www.pix360.com/pix360.html?mls=358669>

PRICE REDUCED BY \$100,000! This incredibly unique, west of the Trail, vintage home has been completely renovated for you. The interior offers beautiful hardwood floors, updated kitchen and bathrooms, a wood-burning fireplace, elevated dining room, and a wonderful Master Suite. In addition, a 2/2 attached guest quarters with separate entry is perfect privacy for visitors, or if you have a family of 4 or more, a very versatile living space for all of you. French doors lead you to the outdoor patio which boasts a huge pool and a serene tropical setting. Great investment opportunity, as there is a property management company already in place and a history of good tenants. Incredible location, just minutes to shopping, dining & the beaches!

Land, Site and Tax Information

SE/TP/RG: 35-35-17 **Subdivision #:** 6793 **Section #:** **Block/Parcel:** H **Front Exposure:** South
Tax ID: 6803700109 **Alt.Key/Folio#:** **Additional Parcel:** **Mill Rate:** **Lot #:** 17
Taxes: \$4,399.00 **Tax Year:** 2008 **Homestead:** **Other Exemptions:** **CDD:** **Annual CDD Fee:**
Legal Description: LOT 17, BLK H, BALLENTINE MANOR ESTATES; SUBJ TO AIR SPACE EASEMT (1746/7483) PI#68037.0010/9
Ownership: Fee Simple **Complex/Community Name:** **Book/Page:** 0002/0136 **Floor #:**
MH Make: **Zoning:**RSF3/W **Future Land Use:** **Zoning Comp.:** **Min Lease:** **Lease # Per Year:**
Lot Dimensions: 100X **Lot Size(Acres):** 0.44 **Lot Size(SqFt):** 19,301 **Max Pet Weight:**
Waterfront Name: **WaterFront Type:** **Water View:**
Waterfront Extras: **Water Frontage:**

Interior Information

Living Room: 28x19 **Master Br.:** 17x13 **5th Bedroom:** **Great Room:** **SqFt Source:** Public records
Family Room: **2nd Bedroom:** 17x13 **Studio:** **Air Conditioning:** Central,Zoned/Multiple
Kitchen: 10x19 **3rd Bedroom:** 17x11 **Dinette:** **Heat & Fuel:** Central,Fuel - Electric,Zoned/Multiple
Dining Room: 17x15 **4th Bedroom:** 18x17 **Bonus Room:** **Floor Covering:** Ceramic Tile,Wood
Fireplace: Y - Wood Burning Fireplace **Balcony/Porch:** **Security System:**
Utilities Data: Public Sewer,Public Municipal Water,Electric
Interior Layout: Eating Space in Kitchen,Open Plan,Formal Dining Room Separate,Mstr Bedroom Downstairs
Interior Features: Crown Molding,Walk In Closet,Window Treatmen,Solid Wd Cabnts,Unfurnished
Master Bath: Tub with Shower, Dual Sinks
Appliances Incl: Disposal,Dishwasher,Dryer,Range,Microwave
Kitchen:

Additional Rooms:

Exterior Information

Ext. Construction: Wood Frame **Style:** Ranch,Custom **Pool:** In Ground
Exterior Features: Fenced,French Doors,Patio/Porch Open,Parking - RV/Boat,Trees/Landscaped,Patio/Porch Screened
Garage/Carport: 3+ Car Garage,Attached,Circular Drive,Drive Space **Roof:** Shingle

Community Information

Community Features:

Maintenance Includes:

Housing for Older Persons:

HOA Fee Required: N **HOA Fee:** **HOA Payment Schedule:** **Mo.Maint.\$(addition to HOA):**
Elementary School: Abel **Middle School:** Harlee **High School:** Bayshore

Realtor Info

List Agent: THOMAS HEIMANN **Agent ID:** 281503638 **Agent Direct:** 941-308-6800
Sales Team: **E-mail:** thomas@BRAVOBROKERS.COM **Agent 2 Phone:**
Office: BRAVO REAL ESTATE, INC. **Office ID:** 281516231 **Agent Fax:** 941-308-6801
List Date: 02/19/2008 **Original Price:** \$695,000 **LP/SqFt:** \$193.18 **Agent Pager/Cell:** 941-308-6800
Contract: **Previous Price:** \$695,000 **SP/SqFt:** **Office Phone:** 941-308-6800
Exp. Clsg Date: **Price Change:** 01/16/2009 **LP/SP Ratio:** **Office Fax:** 941-308-6801
Sold Date: **Sold Price:** **Owner:** ON FILE **Owner Phone:**
Off-Market: **Days to Contract:** **Listing Type:** Exclusive Right to Sell **Spec Listing Type :** Not Applicable
Withdrawn: **Days to Closed:** **Expiration Date:** 01/25/10 **Call Center #:** 888-998-9005
Sold by: **Office:**
Management Comp Info: **Financing Avail:**
Buyer Agent: 3% **Non-Rep:** 3% **Trans Broker:** 3% **Terms:** **Seller Credit:**
Realtor Info: Tenant Occupied

Showing Instructions: Other, Call Center

Driving Directions: From Univeristy N on 41 to west onto Hernando Ave.

Realtor Only Remarks: Per owner, no showings until May 1, 2008, unless very serious buyers. Please utilize virtual tour for clients to view.