



**Don Lewis**  
 Cell: 941-920-3919  
 DonLewis@remax.net  
 Outstanding Agents! Outstanding Results!

**A4458664 10775 OLD GROVE CIR, BRADENTON, FL 34212**



**Status:** Sold

**Interior Information**

**Beds:** 3      **Baths:** 2/0      **A/C:** Central Air, Humidity Control  
**Heated Area:** 1,667 SqFt / 1!      **SqFt Source:** Public Records  
**Property Style:** Single Family Residence      **Year Built:** 1999  
**Floor Covering:** Carpet, Ceramic Tile  
**Utilities:** BB/HS Internet Available, Cable Connected, Natural Gas Connected, Public, Street Lights, Underground Utilities  
**Heat/Fuel:** Central, Natural Gas  
**Interior Feat:** Cathedral Ceiling(s), Ceiling Fans(s), Central Vacuum, Eating Space In Kitchen, High Ceiling(s), Open Floorplan, Solid Wood Cabinets, Split Bedroom, Thermostat, Walk-In Closet(s), Window Treatments  
**Additional Rooms:** Inside Utility  
**Appliances Incl:** Dishwasher, Disposal, Dryer, Exhaust Fan, Freezer, Gas Water Heater, Ice Maker, Microwave, Range, Refrigerator, Washer  
**Lot Features:** In County, Near Golf Course, Street Paved

**Exterior Information**

**Ext Construction:** Block, Stucco      **Total Area:** 2,248 S  
**Description:**      **Roof:** Shingle  
**Pool:** Private      **Fireplace Y/N:** No  
**Pool Features:** Auto Cleaner, Gunite/Concrete, Heated, In Ground, Lighting, Screen Enclosure  
**Pool Dimensions:**  
**Garage/Parking Features:** Driveway, Garage Faces Side, Parking Pad  
**Garage Dim:** 20x22  
**Ext Features:** Irrigation System, Rain Gutters, Sliding Doors  
**Farm Type:**      **Barn Features:**  
**Horse Amenities:**      **Fencing:**  
**# of Stalls:**      **# Paddocks/Pastures:**  
**Road Surface Type:**      **Other Equipment:**

**Land, Site, and Tax Information**

**Legal Desc:** LOT 2 BLK A OLD GROVE GREENFIELD PLANTATION PH I PI#5668.1325/9      **Zoning:** PDR  
**Ownership:** Fee Simple      **Tax Year:** 2018      **Taxes:** \$3,420.65  
**Homestead:** No      **Annual CDD Fee:**      **Other Exemptions:**  
**Tax ID:** 566813259  
**Add Parcel:** No      **# of Add Parcels:**      **Additional Tax IDs:**  
**Lot Dimensions:**      **Lot Size Acres:** 0.16      **Total Units:**  
**Total Acreage:** Up to 10,889 Sq. Ft.      **Lot Size SqFt:** 6,926      **Front Exposure:** North  
**Water Frontage:** Yes-Pond      **Waterfront Ft:** 66      **Flood Zone:** X  
**Water Access:** No      **Water Name:**  
**Water View:** Yes-Pond      **Water Extras:** No

**Community Information**

**Legal Subdivision Name:** GREENFIELD PLANTATION PH I  
**HOA / Comm Assn:** Yes      **HOA Fee:** \$485.00      **HOA Pmt Sched:** Annually      **Mo Maint\$(add HOA):**  
**Pet Restrictions:** Normal domestic pets (dogs, cats, etc) of non-violent breeds are permitted in Greenfield Plantation.  
**Condo Fee:**      Breeding or commercial use of pets is strictly prohibited. All pets must be on a leash when being walked, pet owners are required to pick up pet waste.      **Max Pet Wt:**

**Public Remarks**

WELCOME HOME! Move Right In! This tastefully furnished and decorated home is being offered turn-key furnished, all you need is your suitcase. This Beautiful Pool Home has a Gorgeous Lake and Conservation View! Sit on your Re-screened Lanai and enjoy the view with never a worry of bug bites. No See Em's can't get through this screen. Just outside the Lanai is a paved Patio for sunning or grilling. The beautifully tiled pool has a light that constantly changes colors, creating the perfect spot to unwind. The Open Floor Plan and Soaring Cathedral Ceiling is complemented by the Colorful Decor. Spacious Master Bath has a Roman Walk In Shower, Private Toilet Closet, and His and Her Vanities. The Oversized Side Car Garage has an abundance of additional storage. Owner has completed over \$50K in UPGRADES since acquiring this home in 2013. There is a NEW ROOF with SOLAR ATTIC FAN installed 2019, HVAC 2018, INTERIOR and EXTERIOR PAINTED 2018, FLOORING 2016 - to name a few. (Long Upgrade list attached). Not only is this a great home in a great community, you also benefit from NEXT-DOOR PROXIMITY TO LAKEWOOD RANCH, WITHOUT PAYING THE HIGH FEES. Live in this GOLF-COURSE COMMUNITY with NO MEMBERSHIP REQUIREMENTS, LOW HOA FEE (only \$485/year) and NO CDD FEE!

Welcome to GREENFIELD PLANTATION. Now you can afford to enjoy the Florida Lifestyle you deserve! Conveniently located just 2 miles east of I-75 providing close access to all the area has to offer. Check out the video fly-over and 3D virtual walk-thru!

**List/Sale Information**

<b>Status:</b> Sold	<b>Original Price:</b> \$335,000	<b>Listing Date:</b> 02/06/2020
<b>ADOM:</b> 6	<b>List Price:</b> \$335,000	<b>Sale Contract Date:</b> 02/12/2020
<b>CDOM:</b> 6	<b>Sold Price:</b> \$335,000	<b>Close Date:</b> 03/16/2020
<b>Listing Type:</b> Exclusive Right To Sell	<b>Price Change Date:</b>	<b>Seller Credit:</b> \$0.00
	<b>LP/SqFt:</b> \$200.96	<b>Special Sale Provision:</b> None
	<b>SP/SqFt:</b> \$200.96	<b>SP/LP Ratio:</b> 100.00

**Realtor Information**

<b>List Agent:</b> <a href="#">Linda Paulson</a>	<b>List Agent ID:</b> 281525926	<b>List Agent Direct:</b> 941-920-4421
<b>List Agent E-mail:</b> <a href="mailto:linda.paulson@outlook.com">linda.paulson@outlook.com</a>	<b>Office ID:</b> 266510177	<b>List Agent Cell:</b> 941-920-4421
<b>Office:</b> <a href="#">WAGNER REALTY</a>		<b>List Agent Fax:</b> 941-756-4591
<b>Sale Contract Date:</b> 02/12/2020	<b>Days to Cont:</b> 6	<b>Office Fax:</b> 941-756-4591
<b>Exp Clsg Date:</b> 04/01/2020		<b>Office Phone:</b> 941-756-7800
<b>Selling Agent:</b> <a href="#">Don Lewis</a>	<b>Office:</b> <a href="#">RE/MAX ALLIANCE GROUP</a>	

**Terms:** Cash

**Driving Directions:** From I-75 take exit 220 to 64 East, proceed ~1.75 mile, turn left unto Greenfield Blvd, left onto Old Grove Circle, 2nd home on left,

**Realtor Remarks:** Supra hidden behind large yellow pot by sidelight of front door. Please leave your business card, turn off lights and lock up. Please provide feedback. Contact either agent with questions. Thank you!

**Sold Remarks:**