



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

**A4189995 14207 TREE SWALLOW WAY, LAKEWOOD RANCH, FL 34202**



**Status:** Sold

**Interior Information**

**Beds:** 3      **Baths:** 2/0      **A/C:** Central Air  
**Heated Area:** 1,534 SqFt      **SqFt Source:** Public Records  
**Property Style:** Single Family Residence      **Year Built:** 2004  
**Floor Covering:** Carpet, Ceramic Tile  
**Utilities:** Cable Available, Cable Connected, Electricity Connected, Gas, Sprinkler Recycled  
**Heat/Fuel:** Central, Electric  
**Interior Feat:** Attic, Stone Counters, Walk-In Closet(s), Window Treatments  
**Additional Rooms:** Attic  
**Appliances Incl:** Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer  
**Lot Features:** Sidewalks, Street Paved

**Exterior Information**

**Ext Construction:** Block, Stucco      **Total Area:** 2,164      **SRoof:** Shingle  
**Description:**      **Fireplace Y/N:** No  
**Pool:** None      **Pool Dimensions:**  
**Garage/Parking Features:** Driveway, Garage Door Opener  
**Ext Features:** Sliding Doors, Irrigation System

**Land, Site, and Tax Information**

**Legal Desc:** LOT 74 GREENBROOK VILLAGE SUBPHASE BB UNIT 1 A/K/A GREENBROOK DALE      **Zoning:** PDMU/W  
PI#5848.0570/9  
**Ownership:** Fee Simple      **Tax Year:** 2016      **Taxes:** \$4,112.00  
**Homestead:** No      **CDD:** Yes      **Annual CDD Fee:** 1,218      **Other Exemptions:**  
**Tax ID:** 584805709  
**Add Parcel:** No      **# of Add Parcels:**      **Additional Tax IDs:**  
**Census Block:**      **Census Tract:**20.15      **Land Lease Fee:**  
**Lot Dimensions:**      **Lot Size Acres:** 0.13      **Total Units:**  
**Total Acreage:** Up to 10,889 Sq. Ft.      **Lot Size SqFt:** 5,520      **Front Exposure:**  
**Water Frontage:**No      **Waterfront Ft:** 0      **Flood Zone:** X  
**Water Access:** No      **Water Name:**  
**Water View:** Yes-Lake      **Water Extras:** No

**Community Information**

**Legal Subdivision Name:** GREENBROOK VILLAGE SP BB UN 1  
**HOA / Comm Assn:** Yes      **HOA Fee:** \$105.00      **HOA Pmt Sched:** Annually      **Mo Maint\$(add HOA):**  
**Condo Fee:**      **Pet Restrictions:** 2 dogs      **Max Pet Wt:**

**Public Remarks**

Welcome to Lakewood Ranch and this beautiful Greenbrook Village great room floor plan! This home has been updated with new granite countertops in the kitchen and beautiful color coordinated backsplash. Kitchen also features newer stainless steel appliances . You can see the beauty and open feel as you enter the front foyer and view the wonderful wood flooring,new paint and new carpet in all bedrooms. Tastefully updated lighting and ceiling fans throughout the home. Both bathrooms feature updated plank tile flooring. Master bedroom features 2 generous walk in closets. New washer and dryer. The garage floor has new epoxy finish and the exterior has been repainted as well. Sit on your lanai and view the large backyard and relax enjoying the serene lake view.Walk to the adventure park and biking/walking trails from the home as well as the "A" rated schools. Come see this home you won't be disappointed!! This home is move in ready. Call today for your private showing. Cdd Fee is included in tax amount on listing.

**List/Sale Information**

**Status:** Sold      **Original Price:** \$279,900      **Listing Date:** 06/24/2017  
**ADOM:** 31      **List Price:** \$269,000      **Sale Contract Date:** 07/25/2017  
**CDOM:** 31      **Sold Price:** \$260,000      **Close Date:** 08/08/2017  
**Listing Type:** Exclusive Right To Sell      **Price Change Date:**07/19/2017      **Seller Credit:** \$0.00  
**LP/SqFt:** \$175.36      **Special Sale Provision:** None  
**SP/SqFt:** \$169.49      **SP/LP Ratio:** 96.65

**Realtor Information**

**List Agent:** Rick Libro      **List Agent ID:** 281503426      **List Agent Direct:** 941-504-2850  
**List Agent E-mail:** ricklibro@gmail.com      **Office ID:** 281518938      **List Agent Cell:** 941-504-2850  
**Office:** RE/MAX Alliance Group      **List Agent Fax:** 941-954-5455  
**Sales Team:**      **Call Center #:** 877-432-5250

**Sale Contract Date:** 07/25/2017    **Days to Cont:** 31

**Exp Clsg Date:** 08/08/2017

**Selling Agent:** [Don Lewis](#)

**Terms:** Cash

**Driving Directions:** Lorraine rd to Greenbrook blvd. Right on Orchard Oriole and Right to Tree Swallow Way. Home is on the left

**Realtor Remarks:** Use most recent Far/Bar contract only. No Crsp contracts will be accepted. Pre approval or proof of funds with all offers

**Sold Remarks:**

**Office Fax:** 941-954-5455

**Office Phone:** 941-954-5454

**Office:** [RE/MAX ALLIANCE GROUP](#)