



A3920499

1628 STARLING DR # 202, SARASOTA

County: Sarasota County Zip Code: 34231-9118 Unit #: 202 Status: Active
 Sub. Name: LANDINGS SOUTH IV List Price: \$229,900
 Beds: 3 Baths: 2 SqFt Heated: 1,983 Low Price:
 Private Pool: N Year Built: 1987
 Property: 2nd Floor Multi-Story Condo Special Sale: None
 Total Acreage: Non-Applicable Total SqFt: 2224 Pets Y/N: Y ADOM: 413
 Construction Status: Proj. Comp. Date: CDOM: 413
 Location: Greenbelt, Greenbelt View, Park View, Wooded View

Virtual Tour: <http://www.pix360tour.com/slideshow.php?id=1628-starling>

\$17,000 Price Reduction. MOTIVATED SELLER. Light & bright three bedroom condo, volume ceilings & open floor plan. Freshly painted, vaulted ceiling with a mirrored wall accents this open great room with furniture included. Home warantee Included with Sale. Wood stairway leads to open living area. Built-in cherry entertainment center and master suite with sitting area. New Hot water Tank. Master bath with dual sinks, his and her vanity, garden tub and separate shower, walk in closets. Light, bright, spacious unit with lovely views through the surrounding trees. This charming home has wonderful preserve views which creates a comfortable privacy. Living in The Landings offers you the best of all worlds. It is only minutes from a stroll on the beach or downtown where you can enjoy an evening at the opera or theater. Pets are allowed, walking distance to Landings Racquet Club which offers 8 har-tru tennis courts, swimming pool, fitness center and library. Central location: minutes to downtown, Siesta beaches, or Rt. 75. Tranquil preserve views from glass enclosed lanai that is level with the unit.

Land, Site and Tax Information

SE/TP/RG: 07-37-18 Subdivision #: 7936 Section #: Block/Parcel: Front Exposure: North
 Tax ID: 0084 07 1023 Alt.Key/Folio#: Additional Parcel: N Mill Rate: 13.0861 Lot #:
 Taxes: \$2,812.00 Tax Year: 2010 Homestead: N Other Exemptions: N CDD: N Annual CDD Fee:
 Legal Description: UNIT 202 BLDG 3 PH 3 LANDINGS SOUTH 4
 Ownership: Condominium Complex/Community Name: Book/Page: 0026/0020 Floor #:
 Manufactured / Mobile Style: MH Make: Zoning: RMF1 Future Land Use: 0404 Zoning Comp.: Y
 Lot Dimensions: Lot Size(Acres): Lot Size(SqFt): Min Lease: 3Month Lease # Per Year: 2
 Water Frontage: Water Access: Water Name:
 Water View: Water Extras: Waterfront Feet:

Interior Information

Living Room: 23x18 Master Br.: 14x23 5th Bedroom: Great Room: Study / Den:
 Family Room: 2nd Bedroom: 11x12 Studio: Air Conditioning: Central
 Kitchen: 16x12 3rd Bedroom: 11x12 Dinette: Heat & Fuel: Central, Fuel - Electric
 Dining Room: 4th Bedroom: Bonus Room: Floor Covering: Carpet, Ceramic Tile
 Fireplace: N Balcony/Porch Sq Ft Source: Owner Provided Security System: Owned
 Utilities Data: Cable Available, Cable Connected, City Water, Electric, Public Sewer, Public Utilities
 Interior Layout: Eating Space in Kitchen, Living/Dining Room Combo, Open Plan, Split Bedroom, Volume Ceilings
 Interior Features: Blinds/Sh, Cath/Vaul Ceil, Ceiling Fan(s), Furnished, Walk In Closet
 Master Bath: Dual Sinks, Shower No Tub
 Appliances Incl: Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer
 Kitchen: Breakfast Bar, Pantry Additional Rooms: Foyer, Inside Utility

Exterior Information

Ext. Construction: Block, Stucco Style: Traditional Pool:
 Exterior Features: Irrigation System, Sliding Doors
 Garage/Carport: 1 Car Garage, Detached, Door Opener, Drive Space Dimensions: Roof: Shingle

Community Information

Community Features: Comm Htd Pool, Comm Pool, Gated Comm, Mtnce Free, Rec Bldg, Security, Tennis Courts

Maintenance Includes: Cable, Mtnce/Repr, Public Insur, Rec Facilty, Security, Water/Sewer

Housing for Older Persons: # of Pets: Max Pet Weight: Pet Restrictions:
 HOA / Comm Assn: Required HOA Fee: \$1250.00 HOA Payment Schedule: Quarterly Mo. Maint. \$(addition to HOA):
 Elementary School: Phillipi Shores Elementary Middle School: Brookside Middle High School: Riverview High

Realtor Info

List Agent: JOHN AUGUST Agent ID: 281502990 Agent Direct: 941-320-9795
 Sales Team: E-mail: JOHN@4BIRDKEY.COM Agent 2 Phone:
 Office: MICHAEL SAUNDERS & COMPANY Office ID: 281502392 Agent Fax: 941-388-3041
 List Date: 02/01/2010 Original Price: \$246,900 LP/SqFt: \$115.94 Agent Pager/Cell: 941-320-9795
 Contract: Previous Price: \$239,500 SP/SqFt: Office Phone: 941-388-4447
 Exp. Clsg Date: Price Change: 03/14/2011 SP/LP Ratio: Office Fax: 941-388-3041
 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: 07/02/11 Call Center #: 941-308-7777
 Selling Agent: Office:
 Management Comp Info: Financing Avail: Cash, Conventional
 Buyer Agent: 3% Non-Rep: 0% Trans Broker: 3% Terms: Seller Credit:
 Realtor Info: Condo Discl Avail, Condo Doc Avail
 Confidential Info: Vacant
 Showing Instructions: Call Center
 Driving Directions: Follow Landings Blvd to left on Starling Dr., to condo on right.

Realtor Only Remarks: MA ...\$1250 /quarterly, Landings Racquet Club \$1,195/year and Landings Management Assoc. \$1,030/yr. Seller has removed dispute resolution, section 10.