

12500 CREST SPRINGS LN # 1027, ORLANDO

County: Orange County **Zip Code:** 32828-7195 **Unit #:** 1027 **Status:**
Sub. Name: CREST AT WATERFORD LAKES CONDO **List Price:**
Beds: 2 **Baths:** 2 **SqFt Heated:** 1,013 **Year Built:** 1998
Pool: N **Special Sale:** REO/Bank Owned
Property: Condo **ADOM:** 216
Total Acreage: Non-Applicable **Total SqFt:** **CDOM:** 121
Location: Close to Bus, Conservation, End Unit, Street Dead-End, Street Paved, Street Private

Land, Site and Tax Information

SE/TP/RG: 27-22-31 **Subdivision #:** 1825 **Section #:** **Block/Parcel:** 01 **Front Exposure:**
Tax ID: 27 22 31 1825 01 027 **Alt.Key/Folio#:** **Additional Parcel:** **Mill Rate:** **Lot #:** 027
Taxes: \$3,267.00 **Tax Year:** 2008 **Homestead:** **Other Exemptions:** **CDD:** **Annual CDD Fee:**
Legal Description: CREST AT WATERFORD LAKES CONDO 8170/1746 UNIT 1027 BLDG 10
Ownership: Condominium **Complex/Community Name:** **Book/Page:** 8170/1746 **Floor #:**
MH Make: **Zoning:** RESIDE **Future Land Use:** **Zoning Comp.:** **Min Lease:** **Lease # Per Year:**
Lot Dimensions: x **Lot Size(Acres):** **Lot Size(SqFt):** **Max Pet Weight:**
Water Frontage: **Water Access:** **Water Name:**
Water View: **Water Extras:** **Waterfront Feet:**

Interior Information

Living Room: 12x12 **Master Br.:** 12x13 **5th Bedroom:** **Great Room:** **SqFt Source:** Public records
Family Room: **2nd Bedroom:** 10x12 **Studio:** **Air Conditioning:** Central
Kitchen: 08x08 **3rd Bedroom:** **Dinette:** **Heat & Fuel:** Central
Dining Room: 08x09 **4th Bedroom:** **Bonus Room:** **Floor Covering:** Carpet, Ceramic Tile
Fireplace: **Balcony/Porch:** **Security System:**
Utilities Data: BB/HS Internet Avail, Cable Connected, City Water, Electric, Public Utilities
Interior Layout: Living/Dining Room Combo
Interior Features: Ceiling Fan(s), Smoke Alarm(s), Wshtr/Dryr Hkup, Walk In Closet
Master Bath: Tub with Shower
Appliances Incl: Washer, Dishwasher, Dryer, Hot Water Electric, Microwave, Range, Refrigerator
Kitchen: Breakfast Bar, Closet Pantry **Additional Rooms:**

Exterior Information

Ext. Construction: **Style:** **Pool:**
Exterior Features: Balcony/Sun Deck
Garage/Carport: **Roof:**

Community Information

Community Features: Comm Pool, Gated Comm, HOA Required, Rec Bldg

Maintenance Includes: Bldg Insur, Bldg Exter, Water/Sewer, Private Road

Housing for Older Persons: **FCHR Website Y/N:** **Expire/Renewal Date:**
HOA Fee Required: Y **HOA Fee:** \$410.69 **HOA Payment Schedule:** Monthly **Mo.Maint.\$(addition to HOA):** \$0.00
Elementary School: **Middle School:** **High School:**

Realtor Info

List Agent: MITCH FINN **Agent ID:** 261084778 **Agent Direct:** 407-928-8476
Sales Team: **E-mail:** mitchellmi@yahoo.com **Agent 2 Phone:**
Office: FIRST SERVICE REALTY, INC **Office ID:** 56368 **Agent Fax:** 407-324-0993
List Date: 09/18/2008 **Original Price:** \$110,675 **LP/SqFt:** \$69.00 **Agent Pager/Cell:**
Contract: 04/18/2009 **Previous Price:** \$89,900 **SP/SqFt:** \$42.50 **Office Phone:** 407-236-0950 (0)
Exp. Clsg Date: 05/26/2009 **Price Change:** 02/22/2009 **LP/SP Ratio:** 61.59% **Office Fax:** 407-236-0930
Sold Date: 05/29/2009 **Sold Price:** \$43,050 **Owner:** **Owner Phone:**
Off-Market: 05/29/2009 **Days to Contract:** 212 **Listing Type:** Exclusive Right to Sell **Spec Listing Type :** Not Applicable
Withdrawn: **Days to Closed:** 253 **Expiration Date:** **Call Center #:**
Sold by: LEE REID (261501545) **Office:** ERNEST L. REID, JR. (703100)

Management Comp Info: **Financing Avail:** Cash
Buyer Agent: 4% **Non-Rep:** 4% **Trans Broker:** 4% **Terms:** All Cash **Seller Credit:** \$2,185

Realtor Info: Vacant, Sold As-Is
Confidential Info: Vacant
Showing Instructions: Use Show Btn, LB Combo, Call Agent
Driving Directions: From dwnth Orlando take the 408 East to Alafaya Trail Exit, go right on Alafaya Trl. to the first traffic light Lake Underhill Rd. and go left The Crest is the second entrance on the left

To be considered EMAIL offer or YOU MUST USE ATTACHED COVER PAGE to fax offer to 1-866-212-8090, offers sent any other way will not be received. Bank owned. Need proof of funds/prequal with offer. cash deals 10% escrow. PLEASE use showing request button. Please insert this in all contracts "Pursuant to paragraph 28 of the real estate purchase addendum this document is subject to all terms and conditions set forth in the real estate purchase addendum."