

5156 CITY ST # 121, ORLANDO

County: Orange County **Zip Code:** 32839-4507 **Unit #:** 121 **Status:**
Sub. Name: CHARLES TOWNE AT PARK CENTRAL CONDO **List Price:**
Beds: 3 **Baths:** 2 **SqFt Heated:** 1,333 **Year Built:** 1997
Private Pool: N **Special Sale:**
Property: 2nd Floor Multi-Story Condo **ADOM:** 117
Total Acreage: Zero Lot Line **Total SqFt:** 1333 **Pets Y/N:** Y **DOM:** 25
Location: City Limits



Land, Site and Tax Information

SE/TP/RG: 16-23-29 **Subdivision #:** 0015 **Section #:** **Block/Parcel:** 00 **Front Exposure:**
Tax ID: 16 23 29 0015 00 121 **Alt.Key/Folio#:** **Additional Parcel:** **Mill Rate:** 18.233499 **Lot #:** 121
Taxes: \$1,352.00 **Tax Year:** 2008 **Homestead:** Y **Other Exemptions:** **CDD:** **Annual CDD Fee:**
Legal Description: CHARLES TOWNE AT PARK CENTRAL CONDOMINIUM 8319/2690 UNIT 121
Ownership: Fee Simple **Complex/Community Name:** **Book/Page:** 8319/2690 **Floor #:** 2
MH Make: **Zoning:** RES **Future Land Use:** **Zoning Comp.:** **Min Leases:** **Lease # Per Year:**
Lot Dimensions: **Lot Size(Acres):** **Lot Size(SqFt):**
Water Frontage: **Water Access:** **Water Name:**
Water View: **Water Extras:** **Waterfront Feet:**

Interior Information

Living Room: 18x15 **Master BR:** 13x11 **3th Bedroom:** **Great Room:** **Study / Den:**
Family Room: **2nd Bedroom:** 12x11 **Studio:** **Air Conditioning:** Central
Kitchen: 10x07 **3rd Bedroom:** 12x11 **Dinette:** **Heat & Fuel:** Central
Dining Room: 11x09 **4th Bedroom:** **Bonus Room:** **Floor Covering:** Carpet
Fireplace: **Balcony/Porch:** **Security System:**
Utilities Data: County Water, Electric, Public Sewer, Street Lights
Interior Layout: Kitchen/Family Room Combo
Interior Features: Blinds/Sh, Smoke Alarm(s), Walk In Closet
Master Bath:
Appliances Incl: Dishwasher, Disposal, Hot Water Electric, Range, Refrigerator
Kitchen: Breakfast Bar, Pantry **Additional Rooms:**

Exterior Information

Ext. Construction: Siding, Wood Frame **Style:** Contemporary **Pool:**
Exterior Features: Irrigation System, Mature Landscaping, Patio/Porch, Screened, Trees/Landscaped
Garage/Carport: None, None **Roof:**

Community Information

Community Features: Comm Pool, Fitness, Gated Comm, Playground, Security, Tennis Courts

Maintenance Includes: Bldg Exter, Ground Mnnc, Rec Facility, Security

Housing for Older Persons:

HOA/Comm Assn: Required **HOA Fees:** \$297.00 **# of Pets:** **Max Pet Weight:** **Pet Restrictions:**
Elementary School: **HOA Payment Schedule:** Monthly **Mo. Maint. \$(addition to HOA):**
Middle School: **High School:**

Realtor Info

List Agent: NICOLE VANTRESE **Agent ID:** 261202072 **Agent Direct:** 407-462-9050
Sales Team: **E-mail:** nvantreese@aol.com **Agent 2 Phone:**
Office: CENTURY 21 CARIOTI **Office ID:** 50667 **Agent Fax:** 407-886-0148
List Date: 07/12/2009 **LP/SqFt:** \$36.76 **Agent Pager/Cell:** 407-462-9050
Contract: 11/06/2009 **SP/SqFt:** **Office Phone:** 407-770-0322
Exp. Clsg Date: 01/29/2010 **LP/SP Ratio:** **Office Fax:** 407-770-0350
Sold Date: **Owner:** DAVID EICHHOLZ **Owner Phone:**
Off-Market: **Listing Type:** Exclusive Right to Sell **Spec Listing Type:** Variable Commission
Withdrawn: **Expiration Date:** **Call Center #:**
Sold by: **Office:**

Management Comp Info:

Buyer Agent: 3.5% **Non-Rep:** 3.5% **Financing Avail:** Cash **Trans Broker:** 3.5% **Terms:** **Seller Credit:**

Realtor Info:

Confidential Info: No Sign

Showing Instructions:

Use Show Btn, Call 1st, LB Elec

Driving Directions:

From West Sand Lake Rd. Make Right onto Orange Blossom Trl. Turn left onto Americana Blvd. Turn Right on Grand Central PKWY. Make Right onto City St. Turn left to stay on City St.

Realtor Only Remarks: