



**County:** Hillsborough  
**Subdiv:** WESTPARK PRESERVE  
**Subdiv/Condo:**  
**Beds:** 2  
**Baths:** 2/1  
**Pool:** Community  
**Property Style:** Townhouse  
**Total Acreage:** 0 to less than 1/4  
**Flood Zone Code:**X  
**Garage:** No **Attch:** No **Spcs:**  
**Garage/Parking Features:**  
**New Construction:** No  
**Property Condition:** Completed  
**LP/SqFt:** \$264.34  
**Status:** Active  
**List Price:** \$329,900  
**Year Built:** 2008  
**Special Sale:** None  
**ADOM:** 3  
**CDOM:** 3  
**Pets:** Cats OK, Dogs OK, Number Limit, Size Limit, Yes  
**Max Times per Yr:**  
**Carport:** No **Spcs:**  
**Proj Comp Date:**  
**Permit Number:**  
**Heated Area:**1,248 SqFt / 116 SqM  
**Total Area:** 1,354 SqFt / 126 SqM  
**Total Annual Assoc Fees:**6,096.00  
**Average Monthly Fees:**508.00

MINT CONDITION CORNER UNIT TOWNHOME IN WESTPARK PRESERVE (A GATED COMMUNITY)! THE LAST TOWNHOME ON THE RIGHT SURROUNDED BY CONSERVATION ON TWO SIDES! FLOORING IS A QUALITY VINYL STRIP FLOORING FOR EASY CLEANING, MAINTENANCE AND DURABILITY! FRESHLY PAINTED INSIDE, NEWER A/C 2021, ROOF CURRENTLY SCHEDULED TO BE REPLACED IN THE COMMUNITY AS TYPICAL MAINTENANCE UPKEEP BY THE END OF 2024! GRANITE KITCHEN COUNTER TOPS WITH STAINLESS STEEL APPLIANCES, UPDATED MASTER BATHROOM CABINETS, DOUBLE VANITY, AND MARBLE COUNTERTOP PLUS UPDATED FIXTURES! BRAND NEW MINI BLINDS, THREE CEILING FANS, UPDATED FIXTURES IN THE DINING AREA AND ALL BATHROOMS, DUAL FLUSH TOLITS IN ALL THREE BATHROOMS, NEWER FRONT LOAD WASHER AND DRYER, PLUS A SCREEN PATIO WITH A VIEW OF ONLY CONSERVATION AND TREES! TRUELY A UNIQUE OPPURTUNITY IN A VERY DESIRABLE GATED COMMUNITY! MAINENANCE FREE LIVING AT IT BEST. EVEN INCLUDES CABLE TV PLUS DISNEY CANNEL! ONLY A QUICK DRIVE TO THE VETERAN'S EXPRESSWAY, CITRUS PARK MALL, COSTCO, LOWES, TARGET, PUBLIX AND REALLY NOT A FAR DRIVE TO THE TAMPA INTERNATIONAL AIRPORT AND THE GULF BEACHES!

**Land, Site, and Tax Information**

**SE/TP/RG:** 13-28-17  
**Subdivision #:**  
**Between US 1 & River:**  
**Tax ID:** [U-13-28-17-97L-000021-00001.0](#)  
**Taxes:** \$3,256  
**Homestead:** Yes **CDD:** No  
**AG Exemption YN:**  
**Alt Key/Folio #:** U-13-28-17-97L-000021-00001.0  
**Legal Desc:** WESTPARK PRESERVE LOT 1 BLOCK 21  
**Ownership:** Fee Simple  
**Zoning:** PD  
**Future Land Use:**  
**No Drive Beach:**  
**Zoning Comp:** Yes  
**Tax Year:** 2023  
**Annual CDD Fee:**  
**Development:**  
**Block/Parcel:** 21  
**Book/Page:** 110-300  
**Front Exposure:** West  
**Lot #:** 1  
**Other Exemptions:**  
**Subdiv/Condo:**  
**Mill Rate:**  
**Complex/Comm Name:**  
**Flood Zone Date:** 10/07/2021  
**Floor #:**  
**Census Block:**  
**Total Units:**  
**Lot Size Acres:** 0.03  
**Planned Unit Dev:** Yes  
**Census Tract:** 114.14  
**Fannie Mae Sec:**  
**Lot Size:** 1,158 SqFt / 108 SqM

**Interior Information**

**A/C:** Central Air  
**Heat/Fuel:** Central  
**Beds & Baths:**2 Bedrooms, 2 Full baths and 1 Half baths  
**Floors in Unit/Home:** Two  
**Utilities:** Cable Connected, Electricity Connected, Sewer Connected  
**Interior Feat:** Ceiling Fans(s), Primary Bedroom Upstairs, Solid Surface Counters, Stone Counters, Window Treatments  
**Appliances Incl:** Dishwasher, Disposal, Dryer, Ice Maker, Microwave, Washer  
**Floor Covering:** Vinyl  
**Accessibility Features:**  
**Window Features:**  
**Laundry Features:**Inside, Laundry Closet, Upper Floor  
**Security Feat:**  
**Heated Area & Source:**1,248 Public Records  
**Total Area & Source:** 1,354 Public Records  
**Fireplace:** No  
**Furnishings:**Unfurnished

Room Type	Level	Approx Dim	Flooring	Clomet Type	Features
Primary Bedroom	Second	12x12	Vinyl	Walk-in Closet	
Living Room	First	13x10	Vinyl		

Bedroom 2	Second		Vinyl	Built-in Closet
Kitchen	First	11x8	Vinyl	
Dinette	First	10x8	Vinyl	

### Exterior Information

**Ext Construction:** Block, Wood Frame (FSC)  
**Roof:** Shingle  
**Foundation:** Slab  
**Property Description:** Corner Unit  
**Ext Features:** Sidewalk, Storage  
**Pool:** Community  
**View:** Trees/Woods  
**Road Surface Type:** Paved

**Assigned Spcs:** 2  
**Garage Dim:** Yes  
**Property Attached:**  
**Architectural Style:** Contemporary  
**Pool Dimensions:**  
**Vegetation:**

### Community Information

**Community Features:** Community Mailbox, Deed Restrictions, Gated Community - No Guard, Pool, Sidewalk  
**Fee Includes:** Cable TV, Common Area Taxes, Community Pool, Maintenance Exterior, Maintenance Grounds, Manager, Pool Maintenance, Private Road, Sewer, Trash, Water

**HOA / Comm Assn:** Yes      **HOA Fee Requirement:** Required      **HOA Fee:** \$508      **HOA Pmt Sched:** Monthly

**Mo Maint\$(add HOA):**

**Master Assn/Name:**No

**Condo Fee:**

**Pet Size:** Medium (36-60 Lbs.)

**Max Pet Wt:**

**Elementary School:** [Bellamy-HB](#)

**Association Approval Required:** Yes

**Lease Restrictions:** Yes

**Approval Process:** YES - Agent has form available. Tenant only has to be approved. Not a new owner. 3 year waiting period prior to being able to be leased.

**Additional Lease Restrictions:** Please verify with management company and HOA by-laws. Also, see remarks below.

**Master Assn Fee:**

**Other Fee:**

**# of Pets:** 2

**Pet Restrictions:** Please verify with management company and HOA by-laws. .

**Middle School:** [Sergeant Smith Middle-HB](#)      **High School:** [Alonso-HB](#)

**Years of Ownership Prior to Leasing Required:** Yes

**Number of Ownership Years Prior to Lease:** 3

**Master Assn Ph:**

**Housing for Older Per:** No

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