



County: Hillsborough  
 Subdiv: WESTWOOD LAKES PH 1A  
 Beds: 3  
 Baths: 2/0  
 Pool: None  
 Property Style: Single Family Residence  
 Total Acreage: Up to 10,889 Sq. Ft.  
 Minimum Lease Period: 1-2 Years  
 Garage: Yes Atch: Yes Spcs: 2  
 Garage/Parking Feat: Driveway  
 New Construction: No  
 LP/SqFt: \$182

Status: **Active**  
 List Price: \$275,000  
 Year Built: 1999  
 Special Sale: None  
 ADOM: 0  
 CDOM: 0  
 Pets: Yes  
 Max Times per Yr:  
 Carport: No Spcs:  
 Proj Comp Date:  
 SqFt Heated: 1,509  
 SqFt Total: 2,186

NICE WESTWOOD LAKES HOME ON CORNER LOT WITH LARGE SCREEN PATIO AND FENCED BACKYARD. CATHEDRAL CEILING WITH CROWN MOLDING IN MASTER BEDROOM. UPDATED MASTER BATHROOM WITH WOOD CABINETS AND GRANITE COUNTER TOP. CUL-DE-SAC STREET. UPGRADED MASTER BEDROOM WALK-IN CLOSET ORGANIZER. LARGE SEMI-CIRCLE WINDOW IN FAMILY ROOM. Carpet is needed in two bedrooms along with a repair in the guest bathroom tub area. Estimates provided Very reasonable fixes and you will have a beautiful home in a very nice community. Westwood Lakes community features a park, playgrounds, basketball courts, sports field, walking/biking trail beautifully maintained landscaping throughout the community with low HOA fees and no CDD! Great location with excellent schools, close to restaurants and shopping, and near Ed Radice Sports Complex (intramural sports), Upper Tampa Bay Library, Tampa International Airport, and all that Tampa Bay has to offer.

Land, Site, and Tax Information

SE/TP/RG: 06-28-17	Zoning: PD	
Subdivision #:	Future Land Use:	Block/Parcel: 4
Tax ID: <a href="#">U-06-28-17-045-000004-00055.0</a>	Zoning Comp: Yes	Front Exposure: East
Taxes: \$4,597	Tax Year: 2017	Lot #: 55
Homestead: No CDD: No	Annual CDD Fee:	Other Exemptions:
Legal Desc: WESTWOOD LAKES PHASE 1A LOT 55 BLOCK 4		Mill Rate:
Ownership: Fee Simple	Complex/Comm Name:	
Flood Zone: X	Flood Zone Date: 08/28/2008	Flood Zone Panel: 12057C0160H
Floors in Unit/Home: One	Floor #:	Planned Unit Dev: Yes
Book/Page: 82-33	Census Block:	Census Tract: 115.17
Total # of Floors:	Bldg Name/#:	
Land Lease Fee:	Total Units:	Fannie Mae Sec: No
Lot Dimensions:	Lot Size Acres: 0.16	Lot Size SqFt: 7,150
Water Frontage: No	Waterfront Ft: 0	
Water Access: No	Water Name:	
Water View: Yes-Pond	Water Extras: No	

Interior Information

A/C: Central Air	Floor Covering: Carpet, Ceramic Tile, Laminate
Heat/Fuel: Central, Natural Gas	Security Feat:
SqFt Heated Source: Public Records	SqFt Total Source: Public Records
Fireplace: Yes	Window Features:
Utilities: Cable Available, Public	
Water: Public	
Additional Rooms: Inside Utility	
Interior Feat: Cathedral Ceiling(s), Crown Molding, Solid Surface Counters, Stone Counters, Walk-In Closet(s)	
Appliances Incl: Microwave	

Room Type	Level	Dimen	Flooring	Features
Master Bedroom	First	16x13	Carpet	Walk-in Closet(s)
Bedroom 2	First	11x10	Concrete	
Bedroom 3	First	11x10	Concrete	Bidet
Kitchen	First	9x7	Ceramic Tile	
Dinette	First	7x7	Ceramic Tile	Bidet
Dining Room	First	9x7	Ceramic Tile	
Living Room	First	13x12	Laminate	Bath With Whirlpool

Exterior Information

Ext Construction: Block  
 Roof: Shingle  
 Ext Features: Irrigation System, Sidewalk, Sliding Doors  
 Pool: None  
 Pool Dimensions:  
 Garage Dim: 20x20  
 Spa Y/N:

Community Information

Community Features: Playground, Sidewalk	HOA / Comm Assn: Required	HOA Fee: \$141	HOA Pmt Sched: Quarterly	Mo Maint\$(add HOA):
Fee Includes: Recreational Facilities			Other Fee:	Housing for Older Per: No
Condo Fee:			# of Pets: 2	
Pet Size:			Pet Restrictions: 2 pets per household per association manager. Bobbi Villar 727-796-5900 x-2124 bvillar@resourcepropertmgmt.com. Community website: www.westwoodlakes.org. *** Buyer must order their own deed restrictions. Seller not providing.	
Max Pet Wt:			Middle School: Farnell-HB	High School: Sickles-HB
Elementary School: Bryant-HB			Years of Ownership Prior to Leasing Required: Yes	
Association Approval Required: No			Number of Ownership Years Prior to Lease: 1	
Lease Restrictions: Yes				
Additional Lease Restrictions: Buyer must own for at least one year prior to leasing home per association manager.				

