

Justin M Shirley

Residential Agent Full wPic

08/30/06 at 5:37pm

Shirley International Realty, Inc.



5372 Cambiago St

Subdiv: Other

ML#: 526787

Rep: Non-Rep. Broker

Lot Dim:

Lot Size: 0.08

ElemS:

94 / M-15 Sarasota

County: Sarasota

Prop ID: 0118-12-0063

Legal: LOT 918, VILLAGEWALK UNIT 4B

Lot Desc: Corner, Greenbelt, Zero Lot

HOA Incl: Cable TV, Common Ground, Community Pool, Rec. Facilities, Reserve Fund, Landscape/Lawn, Security, Other, Pest Control

34238

A

\$399,900

Typ: ER

Bc: 100189 YrBlt: 2004

Zoning: RSF

MiddS:

HighS:

General Information

SqFt: 1,868 / Builder/Architect **# Beds:** 4 **Bedroom Desc:** 1 Bdrm Ground Level, Main Bdrm Upstairs, Main Bdrm
MainLV: Ground Level **# Baths:** 3 **Main Bath:** Spa/Hydro Massge Tub, Dual Sink, Separate Tub/Sho
Type: 2+ Story, Maintenance Free, CoPool / **Dim:** N / **Pool Desc:**
Covered Garage: Attached Garage (2) **Other Parking:** Drive Space, Side/Rear Grg Entry
Rear Exposure: South **Water Access:**
Waterfront: **Water View:**

Approx Dimensions

LR/Great: 20x16 **M Bdrm:** 14x14 **3rd Bdrm:** 9x12 **Fam Rm:** **Kitchen:** 15x7 **Fla Room:**
Din Rm: 11x8 **2nd Bdrm:** 11x12 **4th Bdrm:** **Den:** 12x14 **Utility:** **ScPch/Lanai:** 19x27
5th Bdrm: **Bns Rm:** **Opn Prch/Dck:**

Rm: Stunning Tuscan villa/screened in courtyard. Premium quiet preserve a lot. The #1 maintenance free resort community in Sarasota. 18 custom teracotta like tiles, diagonally laid with a non staining epoxy grout. Custom moldings & mirrors. Den features hardwood floor w/ plantation shutters. Heat reducing tinted 3M windows and doors. Shows lke a model!
CONTACT JANIS & ANDREI GETTY @ 941-928-6819!

Dirs: EXIT 205, TAKE CLARK WEST.. SOUTH ON HONORE TO VILLAGE WALK. LEFT AFTER GATE, LEFT ON ANDORA, RIGHT ON CAMBIAGO.. HOME IS 5372 CAMBIAGO

Agt Rmks: Faux painting & molding on courtyard wall. Terrazzo style floor in the garage. Balconies off the master suite @ den. It's a 400-acre community w/ over 20 lakes, bicycle paths, tennis, swimming, & fitness

Additional Features and Utility Information

Constr: Cncrt Blk/Stco/SpryC, Other **Roof:** Barrel Tile
Floors: Carpet, Ceramic, Wood **Windows:** Single Hung, Sliding
Interior: Breakfast Bar, Open Plan, Pantry, Combn Liv/Din Room, Walk-In Closets, Window Coverings, Great Room
Exterior: Sliding Glass Door, French Doors, Some Trees, Storm/Secy Shutters, Room For Pool
Eqp/Apl: Auto Garg Door Opnr, Range, Central Vacuum, **# Ceiling Fans:** 3
 Refrigerator, Dishwasher, Dryer, Secty System
 Owned, Laundry Tub, Washer, Microwave
Energy: Solar Film/Tinted Wn **Firepl:** /
Heating: Central Electric **Water:** Central Water
Cooling: Central Electric **Sewer:** Central Sewer
Special: Pr Title Ins Pol Av, Seller Prp Discl Av, HOA Disclosure Avail, Hm Warranty Provided, Subdiv Restrict Aval
Subdiv. Info: Cable TV, Community Pool, Community Tennis **Other:** Open Porch/Deck, Den, Family Room, Crt, Gate Guarded, Sidewalk, Street Lights, Screened Prch/Lanai, Florida Room
 HOA Mandatory, Subdiv. Restrictions, Underground Utils.

FINANCIAL INFORMATION

Assessment: **Assc Fee 1:** \$3204.00 / Annually **Assc Fee 2:** **Gross PropTx:** \$2532 / County, Homestead Exempt
Possess: Negotiable
Terms: Conventional, Other

Office Information

List PID: 07061M **Ofc Name:** Shirley International Realty, Inc. **Ofc Phn/Fax:** 941-924-1809 / 941-739-2628
NonRepComp: .01% **Agt Name:** Justin M Shirley **Primary:** 941-448-4872
BuyAgtComp: 4% **Co-Agent:** **Secondary:** 941-448-4872
TransBrkComp: 4% **List Agt Email:** jshir12@aol.com
VarCommRate: No **Owner:** Janis Getty **Owner Ph:** 941-928-6819
ShowInstr: Call Owner
LD: 04/06/06 **ED:** 04/07/07 **Internet:** Y
Svc Type: Y **Entry Only:** Y **Photo Instr:**

MLS#: 526787

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