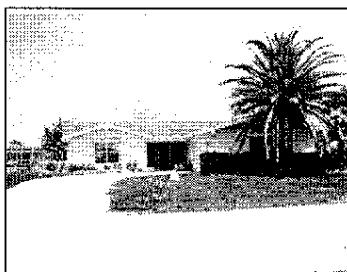


Best of Price Range
\$100 - 200 Gulf access
Punta Gorda only

Print

Page 21 of 28



My Florida Regional MLS / Broker Synopsis Report / Not For Public Distribution

C7004272

529 VIA CINTIA, PUNTA GORDA

County: Charlotte County **Zip Code:** 33950-5217 **Unit #:**
Sub. Name: PUNTA GORDA ISLES **Status:** Active
Beds: 2 **Baths:** 2 **SqFt Heated:** 1,368 **List Price:** \$199,000
Pool: N **Low Price:**
Property: One Story Single Family Home **Year Built:** 1971
Total Acreage: Up to 10889 Sq. Ft. **Total Building Sq Ft:** 2101 **Special Sale Prov:** Short Sale
Water: Y **Type/Name:** Canal - Salt / Saltwater, Gulf Access **ADOM:** 57
Location: Cul-De-Sac, City Limits, Street Paved, Flood Zone **CDOM:** 101

SHORT SALE: 2/2/2 (PGI) large screened lanai (garden), vaulted livingrm ceiling, fenced in back, boat lift. Perfect for couple or family w/pets. Boater's paradise. Approval of seller's lenders may be conditioned upon gross commission being reduced.

Land, Site and Tax Information

SE/TP/RG: 12-41-22 **Subdivision #:** PGI **Section #:** 7 **Block/Parcel:** 63 **Front Exposure:** East
Tax ID: 412212356010 **Alt.Key/Folio #:** **Additional Parcel:** N **Mill Rate:** 15.449995 **Lot #:** 19
Taxes: \$3,935.00 **Tax Year:** 2008 **Homestead:** N **Other Exemptions:** CDD: **Annual CDD Fee:**
Legal Description: PUNTA GORDA ISLES SEC7 BLK63 LT 19 362/697 1173/1812 PR94-5621754/1163 2345/1533
Ownership: Fee Simple **Complex/Community Name:** **Book/Page:** **Floor #:**
MH Make: **Zoning:** GS-3.5 **Future Land Use:** 0100 **Zoning Comp.:** Y **Min Lease:** **Lease # Per Year:**
Lot Dimensions: 86x134x86x134 **Lot Size(Acres):** 0.25 **Lot Size(SqFt):** 10,798 **Max Pet Weight:**
Waterfront Name: **WaterFront Type:** Frontage/ Canal - Salt, Saltwater, Gulf Access **Water View:** Canal
Waterfront Extras: Davits / Boat Hoist, Concrete Dock, Concrete Seawall **Water Frontage:**

Interior Information

Living Room: 18x16 **Master Br.:** 16x13 **5th Bedroom:** **Great Room:** **SqFt Source:** Public records
Family Room: **2nd Bedroom:** 12x13 **Studio:** **Air Conditioning:** Central
Kitchen: 13x12 **3rd Bedroom:** **Dinette:** **Heat & Fuel:** Central
Dining Room: 12x10 **4th Bedroom:** **Bonus Room:** **Floor Covering:** Carpet
Fireplace: **Balcony/Porch:** 30x18 **Security System:**
Utilities Data: Public Municipal Water, Public Sewer, Cable Available
Interior Layout: Open Plan, Kitchen/Family Room Combo
Interior Features: Cath/Vault Cell, Ceiling Fan(s), Blinds/Sh, Unfurnished
Master Bath: Shower No Tub
Appliances Incl:
Kitchen: Breakfast Bar

Additional Rooms:

Exterior Information

Ext. Construction: Block, Stucco **Style:** Florida **Pool:**
Exterior Features: Patio/Porch Screened, Fenced, Sliding Doors, Irrigation System, Mature Landscaping, Trees/Landscaped
Garage/Carpport: 2 Car Garage, Attached, Washer/Dryer Hookup, Door Opener **Roof:** Tile

Community Information

Community Features: Deed Restr, Pets Permitted, HOA Optional

Maintenance Includes: Not App

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

Realtor Info

List Agent: CYNTHIA O HARA **Agent ID:** 274505313 **Agent Direct:** 941-661-6797
Sales Team: **E-mail:** cindyinpgi@comcast.net **Agent 2 Phone:**
Office: SUN REALTY **Office ID:** 249512901 **Agent Fax:** 941-637-3725
List Date: 07/25/2009 **Original Price:** \$245,000 **Agent Pager/Cell:** 941-661-6797
Contract: **Previous Price:** \$225,000 **Office Phone:** 877-649-1990
Exp. Clsg Date: **Price Change:** 08/19/2009 **Office Fax:** 239-649-1980
Sold Date: **Sold Price:** **Owner:** FRANK STEVEN M & ARLENE **Owner Phone:**
Off-Market: **Days to Contract:** **Listing Type:** Exclusive Right to Sell **Spec Listing Type:** Other
Withdrawn: **Days to Closed:** **Expiration Date:** **Call Center #:**
Sold by: **Office:**

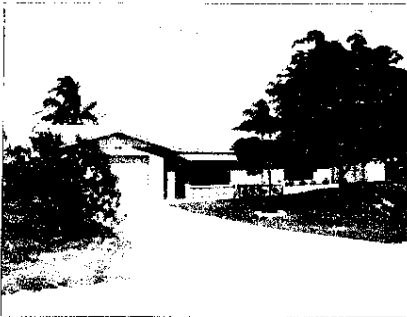
Management Comp Info:

Buyer Agent: 3% **Non-Rep:** 3% **Financing Avail:** Cash, Conventional, FHA, VA **Trans Broker:** 3% **Terms:** **Seller Credit:**
Realtor Info: Sold As-Is, Pets Allowed, Lead Paint Disc
Confidential Info: Vacant
Showing Instructions: Call 1st, Call Agent, LB Elec
Driving Directions: west on Marion Avenue, left on Bal Harbor, left on Columbian, right on Via Cintia (house near end on right)

Realtor Only Remarks: SHORT SALE. Tenant-occupied, please call listing agent directly at 941-661-6797. Approval of seller's lenders may be conditioned upon the gross commission being reduced. Disclose A/C system not working as of end of July. Cost to repair per quote is \$400.00.

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09/20/2009 02:15 PM



My Florida Regional MLS / Customer Synopsis Report / Residential Property

C7004261

4310 PALM DR, PUNTA GORDA

County: Charlotte County Zip Code: 33950-7334 Unit #: Status: Active
Sub. Name: RIO VILLA List Price: \$199,900
Beds: 2 Baths: 2 SqFt Heated: 1,146 Low Price:
Pool: N, Sold Price:
Property: One Story, Single Family Home Year Built: 1970
Total Acreage: Up to 10889 Sq. Ft. Total Building SF: 1734 Special Sale Prov: None of the Above
Water: Y Type/Name: Canal - Salt / KOSTEK CANAL/ Gulf Access ADOM: 52
Location: Street Dead-End, Street Paved CDOM: 51

Virtual Tour: <http://media.homestore.com/IDX2/HCCSJKA.htm>

THIS IS ONE VERY BEAUTIFULLY UPDATED SAILBOAT WATERFRONT HOME! Completely remodeled since 2004. Kitchen has an abundance of Hickory wood cabinets with all the trims, granite countertops and breakfast bar. A gas stove for your convenience. Large neutral tile on diagonal everywhere except the bedrooms. Open floor plan includes Great room, Dining room and Kitchen (no reason to be left out while in the kitchen). Baths have been newly upgraded to include one Cherry wood and one white raised panel vanity, beautiful tile showers and tile floors. Large inside tiled utility room with space for hobbies. Lanai overlooking canal has tongue and groove ceiling, awning windows for those rainy days and an AC duct which has not been connected to system. Home is located on sailboat canal with fast access to harbor through Alligator Creek. AC and duct work replaced in 2005, compressor was not replaced. You really need to come inside and see this waterfront home!

Land, Site and Tax Information

SE/TP/RG: 19-41-23 Subdivision #: RIO Section #: Block/Parcel: A Lot #: 7 Front Exposure: West
Tax ID: 412319132010 Alt.Key/Folio#: Additional Parcel: N Mill Rate: 14.9 Lot # 7
Taxes: \$1,678.00 Tax Year: 2008 Homestead: Y Other Exemptions: N CDD: N Annual CDD Fee:
Legal Description: RIO VILLA BLK A LT 7 325/730473/67 1854/01
Ownership: Fee Simple Complex/Community Name: Book/Page: 5B19N Floor #:
MH Make: Zoning: RSF3.5 Future Land Use: 0100 Zoning Comp.: Y Min Lease: Lease # Per Year: Max Pet Wt:
Lot Dimensions: 75X100X75X100 Lot Size(Acres): 0.17 Lot Size(SqFt): 7,492 Water Frontage: 75
Front Exposure: West Waterfront Name: KOSTEK CANAL Water View: Canal
WaterFront Type: Frontage/ Canal - Salt,Gulf Waterfront Extras: Concrete Dock,No Fixed Bridge To ICW,Sailboat Water

Interior Information

Living Room: Master Br.: 17X10 5th Bedroom: Great Room: 21X14 SqFt Source: Public records
Family Room: 2nd Bedroom: 12X11 Studio: Air Conditioning: Central
Kitchen: 14X09 3rd Bedroom: Dinette: Heat & Fuel: Fuel - Electric
Dining Room: 4th Bedroom: Bonus Room: Floor Covering: Carpet,Ceramic Tile
Fireplace: N - Balcony/Porch: 19X09 Security System:
Utilities Data: City Water, Septic, Electric
Interior Layout: Eating Space in Kitchen,Great Room,L Dining,Open Plan
Interior Features: Ceiling Fan(s),Smoke Alarm(s),Solid Wd Cabnts,Stone Counters,Walk In Closet,Wndw Treatment
Master Bath: Shower No Tub
Appliances Incl: Dryer,Microwave Hood,Range,Refrigerator,Washer
Kitchen:

Additional Rooms:

Exterior Information

Ext. Construction: Block,Stucco Style: Florida Pool:
Exterior Features: Fenced,Mature Landscaping,Patio/Porch Covered,Sliding Doors,Trees/Landscaped
Garage/Carport: 1 Car Garage Attached Door Opener Roof: Metal

Community Information

Community Features:

Maintenance Includes:

Housing for Older Persons:

HOA Fee Required: N HOA Fee:

Elementary: Sallie Jones Elementary

Expire/Renewal Date:

HOA Payment Schedule:

Middle or Junior: Punta Gorda Middle

Mo.Maint.\$(addition to HOA):

High: Charlotte High

Realtor Info

For more information on this or any other properties

please contact:

JUDITH KORENSTRA

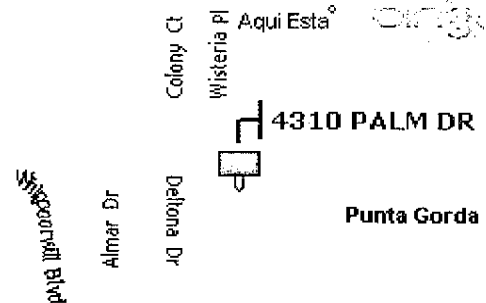
COLDWELL BANKER MORRIS REALTY,

Direct: 941-286-1014

Office: 941-637-1090



SUNSTAR REALTY, INC.
MORRIS REALTY, INC.



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Directions: 41 south, R on Rio Villa, L on Palm Dr, home on L.

kore@sunline.net

puntagorda-realestate.com