

PREPARED BY



SHAUN ANDREW
TOMMIE DAWSON REALTY
 675 Ponce De Leon Blvd.

Email : shauna@tommiedawson.com



Brooksville, FL 34601

Office Ph# : (352) 796-4948

Cell Ph# : (352) 346-4654

Fax Ph# : (352) 796-1948

Single Family
MLS# 2118627 Active

33290 TEAKWOOD DR
WEBSTER, FL 33597



LP\$215,000



Property of Hernando County MLS

Subdivision: Ridge Mnr Est Un 2

Current Zoning: R1C

Acres: 1.16

Lot Dim. Approx:

Lot Dim. Source:

Mobile/Manuf Type: N/A

Level/Stories: 1

[Hernando County Tax Link](#)

Contact Property Appraiser (352) 754-4190

Elem. School: Eastside

Mid. School: Parrot

High School: Hernando

School Yr-Yr: 2009-2010

Near. Cross St.:

Bed/Bath/Gar: 2/ 2/ 1

Split Plan: Yes **Half Baths:** 0

Carport: None-Carport

Year Built: 2002

Apx Liv SqFt: 1,230

Apx SF Under Rf: 1,696

SF Source: Tax Rolls

LP Per Liv. SF: \$174.80

Private Pool: No

Community Pool: No

Fireplace: No

Paved Rd: No

Waterfront/Frntge: No/

Directions: From Int of I-75 & Cortez Blvd go 3.6 mi on Cortez, L on Westwood, R on Tower, Tower turns to Idle A While, L on Lewis, R on Loop, L on August, L on Norman, R on Teakwood

Remarks: Immaculately maintained home, owner offering many bonuses including 1 year of directv, 1 year of upgraded ADT Alarm System coverage, 1 year of Landscape Service (Fertilization and Outdoor Pest Control), and 1 year Lawn Maintenance. Garage is insulated and cooled so could be converted easily to living area, and outdoor shed has electric and a/c as well. Being sold Fully Furnished.

Equip. Appliances: Ceiling Fan(s) , Cooktop-Electric , Dishwasher , Disposal , Dryer , Kitchen Water Filter , Oven-Electric , Refrigerator , Washer , Other-See Remarks

Rooms: Breakfast Nook

Master BR/BA: Walk-In Closet(s)

Flooring: Ceramic Tile , Laminate Wood

Living Rm:	MBR:	Den/Office:	Scrn Porch:
Great Rm:	BR 2:	Loft:	Lanai:
Dining Rm:	BR 3:	Media/Game:	Florida:
Kitchen:	BR 4:	Bonus Rm:	Garage:
Family Rm:	BR 5:	Bfast Nook:	Workshop:

Int. Features: Blinds

Construction: Concrete Block

New Const./Type: No/

Builder Name:

Builder Model:

Garage/Prkg: Attached

Style: Contemporary

Roof: Asphalt/Fiberglass Shgl

Fence: Chain Link

Pool/Pool Extras:

Ext. Features: Shed/Utility Bldg

Area/Map Code: 10/ B4

Acreage Info: Over 1 to 2 Acres

Lot SqFt: 50325 **Addl Acreage:** No **Waterfront:**

Road Type: Limerock

Lot Description:

Rear Exposure:

Utilities: None

Water/Sewer: Septic - Private , Well - Private

Heat/Cool: Cool-Central Electric , Heat-Central Electric

Energy Feat.:

Complex Name:

HOA/COA: No **HOA/COA Fees:** \$ **Condo Unit:**

HOA/COA Sched.: **Mthly Maint. Fee:** \$

Condo/HOA/CDD Fee Incl.:

Community Amenities:

Comm. Restrict.:

CDD: No **CDD Fees:** \$

Sec/Twp/Rng: 36/ 22/ 21

Subdiv/Block/Lot: 870/ 0870/ 0090

Unit#:

DOR Use Code: 1

Homestead: Yes

City/Co. Special Assmnt/Fee: Yes

Key #: [00033608](#)

Legal Description:

Greenbelt: No

of Residences:

Living SF (Oth. Res.):

RIDGE MANOR EST UNIT 2BLK 87 LOT 9ORB 306 PG 233

Short Sale: No **Lender Owned/REO:** No **Agent Owned:** No

Special Info: **Docs on File:** Aerial Photo , Other-See **Terms Avail.:** Cash , Conventional , FHA , VA Remarks

Copyright 2010 Hernando County Association of REALTORS 06/14/2010 11:27 AM

All information regardless of source, including but not limited to, square footage, sizes, room dimensions, property taxes, and school information deemed reliable, but is not guaranteed and should be verified by personal inspection and/or with a appropriate professional(s).