



## A4469052 13810 SE 86TH TER, SUMMERFIELD, FL 34491



**County:** Marion

**Subdiv:** SPRUCE CRK GOLF & CC CANDLESTO

**Subdiv/Condo:**

**Beds:** 2

**Baths:** 2/0

**Pool:** Community

**Property Style:** Single Family Residence

**Lot Features:** Level/Flat, Near Golf Course, Street Paved

**Total Acreage:** 0 to less than 1/4

**Minimum Lease Period:** 3 Months

**Garage:** Yes **Attch:** Yes **Spcls:** 2

**Garage/Parking Features:** Driveway, Garage Door Opener

**Assigned Spcls:**

**# Garage or Carport Spaces:** 2

**New Construction:** No

**Property Condition:**

**LP/SqFt:** \$156.65

**Sold Date:** 09/14/2020

**Sold Price:** \$147,000

**SP/SqFt:** \$145.83

**Home Warranty Y/N:**

**Flood Zone Code:** X

**Total Annual Assoc Fees:** 1,716.00

**Average Monthly Fees:** 143.00

**Status:** Sold

**Backups Requested:** No

**List Price:** \$157,900

**Year Built:** 1997

**Special Sale:** None

**ADOM:** 84

**CDOM:** 84

**Pets:** Yes

**Max Times per Yr:** 4

**Carport:** No **Spcls:**

**Permit Number:**

**Proj Comp Date:**

**Heated Area:** 1,008 SqFt / 94 SqM

**Total Area:**

Neat, clean and fully furnished (turn-key - means pots, pan, dishes, bedding, towels, everything stays - totally furnished) 1638 sq. ft. under roof. Easy care laminate flooring, tile in baths, carpet in lanai, Flat screen TV, newer dishwasher, stove, refrigerator and microwave. Washer new in 2018, dryer new in 2016 garbage disposal new in 2018. Extra insulation. A/C new in 2013, roof new in 2014. Ceiling fans in both bedrooms, living room, dining area and lanai. Community features include: 3 swimming pools, (1 enclosed), large fitness center, beautiful community center, billiards, baseball field, pickle ball and tennis courts, bocce, horseshoes, shuffleboard, etc., 2-18 hole championship golf courses. Be as active as you would like to be here in Dell Webb's Spruce Creek Golf and Country Club.

### Land, Site, and Tax Information

**Legal Desc:** SEC 09 TWP 17 RGE 23 PLAT BOOK 004 PAGE 045 SPRUCE CREEK GOLF AND COUNTRY CLUB - CANDLESTONE LOT 25

**SE/TP/RG:** 09-17-23

**Subdivision #:**

**Between US 1 & River:**

**Tax ID:** [6102-025-000](#)

**Taxes:** \$1,922

**Homestead:** No

**CDD:** Yes

**AG Exemption YN:**

**Add Parcel:** No

**# of Parcels:**

**Related MLS Number(s):**

**Ownership:** Fee Simple

**SW Subd Condo#:**

**Development:**

**Flood Zone:** X

**Floors in Unit/Home:** One

**Bldg Name/#:**

**Book/Page:** 004-045

**MH Make:**

**Land Lease Y/N:**

**Land Lease Fee:**

**Planned Unit Dev:**

**Lot Dimensions:**

**Existing Lease/Tenant:** No

**Days Notice To Tenant If Not Renewing:**

**Water Frontage:** No

**Water Access:** No

**Water View:** No

**Addtl Water Info:**

**Zoning:** PUD

**Future Land Use:**

**No Drive Beach:**

**Zoning Comp:**

**Tax Year:** 2019

**Annual CDD Fee:** 1,716

**Additional Tax IDs:**

**Complex/Comm Name:**

**SW Subd Name:**

**Flood Zone Date:** 08/28/2008

**Floor #:**

**Total # of Floors:**

**Census Block:**

**MH Model:**

**Block/Parcel:** 00

**Front Exposure:** East

**Lot #:** 25

**Other Exemptions:**

**Flood Zone Panel:** 12083C0745D

**Census Tract:** 8.02

**MH Width:**

**Lot Size Acres:** 0.19

**Monthly Rental Amount:**

**Month To Month Or Weekly Y/N:**

**Lot Size:** 8,276 SqFt / 769 SqM

**End Date of Lease:**

**Waterfront Ft:** 0

**Water Name:**

**Water Extras:** No

### Interior Information

**A/C:** Central Air

**Heat/Fuel:** Central, Electric, Heat Pump

**Heated Area Source:** Owner Provided

**Laundry Features:**

**Fireplace:** No

**Accessibility Features:**

**Utilities:** Cable Available, Electricity Available, Electricity Connected, Phone Available, Public, Sewer Available, Sewer Connected, Sprinkler Meter, Underground Utilities, Water Available

**Water:** Public

**# of Wells:**

**Additional Rooms:** Florida Room

**Interior Feat:** Ceiling Fans(s), Living Room/Dining Room Combo, Walk-In Closet(s), Window Treatments

**Flooring Covering:** Laminate, Tile

**Security Feat:**

**Total Area Source:**

**Window Features:**

**Furnishings:**

**Sewer:** Public Sewer

**# of Septics:**

**Appliances Incl:** Dishwasher, Disposal, Dryer, Electric Water Heater, Ice Maker, Microwave, Range, Refrigerator, Washer

| Room Type | Level | Approx Dim | Flooring | Closet Type | Features |
|-----------|-------|------------|----------|-------------|----------|
|-----------|-------|------------|----------|-------------|----------|

|             |       |           |  |  |  |
|-------------|-------|-----------|--|--|--|
| Living Room | First | 17.1x13.1 |  |  |  |
|-------------|-------|-----------|--|--|--|

|         |       |           |  |  |  |
|---------|-------|-----------|--|--|--|
| Kitchen | First | 16.1x10.9 |  |  |  |
|---------|-------|-----------|--|--|--|

|                 |       |           |  |  |  |
|-----------------|-------|-----------|--|--|--|
| Primary Bedroom | First | 13.8x11.2 |  |  |  |
|-----------------|-------|-----------|--|--|--|

#### Exterior Information

**Other Structures:**

**Ext Construction:** Vinyl Siding, Wood Frame

**Roof:** Shake

**Foundation:** Slab

**Garage Dim:** 12x24

**# Of Garage Attached:**

**# Of Carport Attached:**

**Property Attached Y/N:**

**Garage SqFt:**

**# Of Garage Detached:**

**# Of Carport Detached:**

**Property Description:**

**Architectural Style:**

**Ext Features:** Rain Gutters, Sliding Doors, Sprinkler Metered, Tennis Court(s)

**Other Equipment:**

**Patio And Porch Features:**

**Pool:** Community

**Pool Dimensions:**

**Spa and Features:** No

**Pool Features:**

**Vegetation:**

**View:** Garden

**Farm Type:**

**Horse Amenities:**

**# of Stalls:**

**Barn Features:**

**Fencing:**

**# Paddocks/Pastures:**

**Road Surface Type:**

**Road Responsibility:**

#### Green Features

#### Community Information

**Community Features:** Fitness Center, Gated Community, Golf Carts OK, Golf Community, Pool, Tennis Court(s)

**Fee Includes:** 24-Hour Guard, Community Pool, Maintenance Grounds, Pool Maintenance, Recreational Facilities, Security, Trash

**Association Amenities:** Cable, Clubhouse, Fitness Center, Gated, Golf Course, Pool, Recreation Facilities, Security, Tennis Court(s)

**HOA / Comm Assn:** Yes

**HOA Fee:** \$143

**HOA Pmt Sched:** Monthly

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

**Master Assn/Name:**

**Master Assn Fee:**

**Master Assn Ph:**

**Monthly HOA Amount:** \$143

**Other Fee:**

**Monthly Condo Fee:**

**Condo Fee:**

**Social Deposit:**

**Social Membership:**

**Social Contact:**

**Social Include:**

**Social Name:**

**Social Frequency:**

**Social Phone:**

**Social Fee:**

**Expire/Renewal Date:**

**FCHR Website Y/N:**

**Housing for Older Per:** No

**Affidavit:**

**# of Pets:** 2

**Pet Size:**

**Can Property be Leased:** Yes

**Building Elevator Y/N:**

**Association Approval Required:** No

**Years of Ownership Prior to Leasing Required:** No

**Lease Restrictions:** Yes

**Maximum Times Per Year:** 4

**Minimum Lease Period:** 3 Months

**Additional Lease Restrictions:** Please verify with HOA

Video and/or audio surveillance with recording capability may be in use on these premises. Conversations should not be considered private.

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