

Attached
MLS # 274925 Active

13200 W Newberry Road P-87 Road
Gainesville, FL 32669



R\$120,000



Type:	(TOW) Townhouse	Area:	480-Nw Gnl W Of I-75
Beds:	2	County:	Alachua
Full Baths:	2	Subdivision:	The Greens At Westend
Half-Baths:	1	Split BR Plan:	Yes
Condition:	(OTH)Other	Year Built:	2004
Total Ht/Cool SF:	1,465	Assoc. Fee:	Yes
Total SF Under Roof:		Assoc. Fee \$:	183
Apx \$ Per SF:	\$81.91	Assoc. Fee Pd:	Monthly
SqFt Source:	SF from Tax Roll	Sect-Twp-Rng:	2-10-18
Condo:	Yes	Save our Homes:	No

Legal: Greens Condo @ West End Unit 87

Management Assoc. : Greens @ West End

Mgmt Phone: (352) 332-6478

Taxes-Annual: \$3,468

Tax Year: 2006

Tax Parcel #:

04333-200-087

Homestead Exemp (Last Yr Appl): 0

Remarks: Beautiful and spacious 2/2.5 townhome with one car garage and screened lanai. Gated community w/convenient location and many amenities including clubhouse with exercise room, tennis courts, pool and basketball. Walk in closets, double sinks in master bath, security system, laundry room upstairs and computer lab. Very Motivated seller!

Nearest Main St/Rd: West Newberry Road

Directions: X of 98th St West Newberry Road, west on Newberry Rd past West End Golf Course. Entrance to the Greens on right. Go past clubhouse, rt on 1st road, home on left.

FEATURES

Equip./Appl.: Alarm System , Cable TV/Prewired , Dishwasher , Disposal , Oven/Range Electric , Refrigerator

Assn. Info: Building Hazards Ins. , Condo Assn. , Exterior Maintenance , Fees Monthly , Lawn Care , Pest Control

Amenities: Basketball , Clubhouse , Exercise Room , Golf Course , Pet Restrictions , Playground , Sprinkler System , Street Lights , Swimming Pool , Tennis Courts

Interior Misc.: Auto Garage Door , Blinds/Verticals , Ceiling Fan(s) , High Ceilings , Storage Area , Vaulted Ceiling

Other Rooms: Foyer , Laundry/Utility , Living , Master Upstairs

Const.-Exterior: Aluminum/Vinyl , Brick/Brick Veneer

Heating/Cooling: Central H/C Electric

Parking: 1 Car Garage , Additional Parking

Roof: Shingle

Unit/Building: 5+ Units

Dining Area: Breakfast Bar , Liv/Din Combo

Exterior Misc.: Gutters , Screened Porch/Room

Hot Water Src.: Electric Water Heater

Property Access: Paved , Private Road

Floors: Ceramic Tile , W/W Carpet

Security: Gated Community

Terms: Other

Certifications:

Utilities Source: Cable TV Available , GRU , Metered Water , Sewer

Equip. Leased: Other

Seller Info.: Provide Title Insurance

Management: Off-Site

Docs In MLS: Community Summ Disclosure , Condo Rider , Sellers Disclosure

Flood Zone: Unknown

PREPARED BY



Kathleen Seide

Email : kathleen@we-promise.com

Seide Realty

Office Ph# : (352) 373-0032

5109-B NW 39th Ave

Cell Ph# : () -



Gainesville, FL 32606

Fax Ph# : (352) 373-0014



<http://www.we-promise.com>

Listed By: Gator Homes Realty

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Customer w/Gallery

Attached
MLS # 305554 Active

4000 SW 23 Street Unit: 2-203
Gainesville, FL 32608



R\$119,900



Type:	(FUF) Flat/Upper Floor	Area:	320-S.W. University Area
Beds:	4	County:	Alachua
Full Baths:	4	Subdivision:	Countryside At The University
Half-Baths:	0	Split BR Plan:	No
Condition:	(OTH)Other	Year Built:	1999
Total Ht/Cool SF:	1,177	Assoc. Fee:	Yes
Total SF Under Roof:	1,177	Assoc. Fee \$:	116
Apx \$ Per SF:	\$101.87	Assoc. Fee Pd:	Monthly
SqFt Source:	SF from Tax Roll	Sect-Twp-Rng:	0-10-19
Condo:	Yes	Save our Homes:	No

Legal: Countryside at the University, lengthy

Management Assoc. : Countryside University

Mgmt Phone: () -

Taxes-Annual: \$1,949

Tax Year: 2008

Tax Parcel #:

07284-200-203

Homestead Exemp (Last Yr Appl): yes

Remarks: Short Sale Beautiful second floor condo with wood floors in common area and wonderful pool view. Only 1.5 miles from Shands at U.F. This is a must see!! 24 hours notice is required for showing.Pre-Bank Owned

Nearest Main St/Rd: Williston Road

Directions: From Shands at U.F. fo to SW 23rd Terrace, take left. Countryside is on the right just before coming to traffic light on Williston.

FEATURES

Equip./Appl.: Cable TV/Prewired , Dishwasher , Dryer , Microwave , Oven/Range Electric , Refrigerator , Washer

Assn. Info: Building Hazards Ins. , Condo Assn. , Exterior Maintenance , Fees Monthly , Lawn Care

Amenities: Basketball , Exercise Room , Swimming Pool

Interior Misc.: Blinds/Verticals , Ceiling Fan(s)

Other Rooms: Laundry Closet

Const.-Exterior: Aluminum/Vinyl

Heating/Cooling: Central H/C Electric

Parking: Open Parking

Unit/Building: 5+ Units

Roof: Shingle

Exterior Misc.: Gutters , Lanai/Covered Porch

Dining Area: Liv/Din Combo

Property Access: Public Maintained

Hot Water Src.: Electric Water Heater

Security: None

Floors: Vinyl , W/W Carpet

Certifications:

Terms: Other

Equip. Leased: Other

Utilities Source: Cable TV Available , GRU , Metered Water , Septic

Management: Full Time , Off-Site

Seller Info.: Other

Flood Zone: Unknown

Docs In MLS: Condo Rider , Sellers Disclosure

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Seide Realty

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Cell Ph# : () -



Gainesville, FL 32606

Fax Ph# : (352) 373-0014



<http://www.we-promise.com>

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Customer w/Gallery

Attached
MLS # 300033 Active

4613 SW 44th Lane
Gainesville, FL 32607



R\$102,900



Type:	(TOW) Townhouse	Area:	320-S.W. University Area
Beds:	2	County:	Alachua
Full Baths:	2	Subdivision:	Haystacks
Half-Baths:	1	Split BR Plan:	No
Condition:	(OTH)Other	Year Built:	1984
Total Ht/Cool SF:	1,006	Assoc. Fee:	Yes
Total SF Under Roof:		Assoc. Fee \$:	95
Apx \$ Per SF:	\$102.29	Assoc. Fee Pd:	Monthly
SqFt Source:	SF from Tax Roll	Sect-Twp-Rng:	22-10-19
Condo:	Yes	Save our Homes:	No

Legal: Haystacks Replat PB L-93 Lot 34-A OR 2382/2045

Management Assoc. : AMJ Inc **Mgmt Phone:** () -

Taxes-Annual: \$2,364 **Tax Year:** 2008 **Tax Parcel #:** 06974-134-001
Homestead Exemp (Last Yr Appl): 2001

Remarks: Ideally located on Archer. This 2 Bedroom 2.5 bath condo is close to UF, Shands, VA and I-75. With a fenced back yard. Currently rented

Nearest Main St/Rd: Archer Road

Directions: From I-75 Go West on Archer Road. Haystacks is on the left. Take first right in Haystacks and unit is on the right.

FEATURES

Equip./Appl.: Dishwasher , Oven/Range Electric , Refrigerator
Assn. Info: Condo Assn.
Amenities: Street Lights
Interior Misc.: Blinds/Verticals
Other Rooms: Living

Const.-Exterior: Frame	Heating/Cooling: Central H/C Electric
Parking: Open Parking	
Unit/Building: 2 Units , 3-4 Units	Roof: Shingle
Exterior Misc.: Fenced Yard , Open Patio	Dining Area: Liv/Din Combo
Property Access: Public Maintained	Hot Water Src.: Electric Water Heater
Security: None	Floors: W/W Carpet
Certifications:	Terms: Other
Equip. Leased:	Utilities Source: GRU , Sewer
Management:	Seller Info.: Provide Title Insurance
Flood Zone: To Be Verified	Docs In MLS: Condo Rider

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Seide Realty
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Customer w/Gallery

Attached
MLS # 300034 Active

3950 SW 20th #1202 Avenue Unit:1202
Gainesville, FL 32607



R\$99,900



Type:	(TOW) Townhouse	Area:	320-S.W. University Area
Beds:	2	County:	Alachua
Full Baths:	2	Subdivision:	Kensington North Condominiums
Half-Baths:	1	Split BR Plan:	No
Condition:	(OTH)Other	Year Built:	2002
Total Ht/Cool SF:	1,176	Assoc. Fee:	Yes
Total SF Under Roof:		Assoc. Fee \$:	150
Apx \$ Per SF:	\$84.95	Assoc. Fee Pd:	Monthly
SqFt Source:	SF from Tax Roll	Sect-Twp-Rng:	11-10-19
Condo:	Yes	Save our Homes:	No

Legal: Kensington North Condo CB 3 PG 110 Unit 1202 Also 1/101 Int in Common Area OR 2990/0053

Management Assoc. : unknown **Mgmt Phone:** () -

Taxes-Annual: \$2,274 **Tax Year:** 2008 **Tax Parcel #:** 06724-012-002

Homestead Exemp (Last Yr Appl): 0

Remarks: Large spacious w/open Floor plan 2 bedroom 2.5 bath condo close to UF. Backs up to the pool area.

Nearest Main St/Rd: SW 20th Ave 34th St

Directions: from SW 34th Street head west on 20th Avenue. Kensington North is on the right handside. Turn in and go straight to back. Unit is on the right after make a right turn.

FEATURES

Equip./Appl.: Dishwasher , Oven/Range Electric , Refrigerator

Assn. Info: Condo Assn.

Amenities: Street Lights , Swimming Pool

Interior Misc.: Blinds/Verticals , High Ceilings

Other Rooms: Laundry Closet , Living

Const.-Exterior: Frame **Heating/Cooling:** Central H/C Electric

Parking: Open Parking

Unit/Building: 3-4 Units

Exterior Misc.: Other

Property Access: Public Maintained

Security: None

Certifications:

Equip. Leased: Other

Management: Off-Site , Other

Flood Zone: To Be Verified

Roof: Shingle

Dining Area: Liv/Din Combo

Hot Water Src.: Electric Water Heater

Floors: W/W Carpet

Terms: Other

Utilities Source: GRU , Sewer

Seller Info.: Provide Title Insurance

Docs In MLS: Condo Rider

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Photo Gallery List# A_300034A



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Photo Gallery List# A300034A



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Customer w/Gallery

Attached
MLS # 300035 Active

3920 SW 20th #1310 Avenue Unit:1310
Gainesville, FL 32607



R\$99,900



Type:	(TOW) Townhouse	Area:	320-S.W. University Area
Beds:	2	County:	Alachua
Full Baths:	2	Subdivision:	Kensington North Condominiums
Half-Baths:	1	Split BR Plan:	No
Condition:	(OTH)Other	Year Built:	2002
Total Ht/Cool SF:	1,176	Assoc. Fee:	Yes
Total SF Under Roof:		Assoc. Fee \$:	150
Apx \$ Per SF:	\$84.95	Assoc. Fee Pd:	Monthly
SqFt Source:	SF from Tax Roll	Sect-Twp-Rng:	11-10-19
Condo:	Yes	Save our Homes:	No

Legal: Kensington North Condo CB 3 PG 110 Unit 1310 Also 1/101 Int in Common Area

Management Assoc. : unknown **Mgmt Phone:** () -

Taxes-Annual: \$2,274 **Tax Year:** 2008 **Tax Parcel #:** 06724-013-010

Homestead Exemp (Last Yr Appl): 0

Remarks: Large spacious w/open Floor plan 2 bedroom 2.5 bath condo close to UF. Backs up to the pool area.

Nearest Main St/Rd: SW 20th Ave 34th St

Directions: from SW 34th Street head west on 20th Avenue. Kensington North is on the right handside. Turn in and go straight to back. Unit is on the right after make a right turn.

FEATURES

Equip./Appl.: Dishwasher , Oven/Range Electric , Refrigerator

Assn. Info: Condo Assn.

Amenities: Street Lights , Swimming Pool

Interior Misc.: Blinds/Verticals , High Ceilings

Other Rooms: Laundry Closet , Living

Const.-Exterior: Frame **Heating/Cooling:** Central H/C Electric

Parking: Open Parking

Unit/Building: 3-4 Units

Exterior Misc.: Other

Property Access: Public Maintained

Security: None

Certifications: Other

Equip. Leased: Other

Management: Off-Site

Flood Zone: To Be Verified

Roof: Shingle

Dining Area: Liv/Din Combo

Hot Water Src.: Electric Water Heater

Floors: W/W Carpet

Terms: Other

Utilities Source: GRU , Sewer

Seller Info.: Provide Title Insurance

Docs In MLS: Condo Rider

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