



THE PRICE GROUP

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218 Kent Court

FOR MORE INFO IMMEDIATELY, TEXT 26879 TO 46835

**Lush Outdoor Space with Screened Lanai
Convenient Location to Lake Pierce**



Visual Tour Online:
www.218KentCourt.com

This lovely 3 bed 2 bath pool home boasts over 2,100 square feet of living space and features the perfect combination of comfort and convenience. Situated on a large corner lot with no rear neighbors and gorgeous conservation views leading to Lake Pierce. Red brick façade, majestic tropical palm trees and large front porch greet your arrival. The foyer leads to the open floorplan with vaulted ceilings and ceramic tile. The family room features a lovely fireplace, and opens to the formal dining room and spacious kitchen. The kitchen is a chefs dream with white cabinets and appliances, plentiful cabinets and counter space, eat-in island and adjacent breakfast nook. The master suite features tray ceiling and sliding door with views to the conservation area. Master bath with dual sink vanity, glass enclosed and tiled shower, soaking tub and separate water closet. The screened pool and lanai offers a plenty space for entertaining including huge deck around the pool and spa. Lake Pierce offers a public boat ramp, boat rentals and fishing, with nearby nature trails. Only 10 minutes to Lego Land and 30 minutes to Orlando area attractions. Call now to schedule your showing!

Features:

3 Bedrooms
2 Baths

2100+ Finished
Square Feet

No Rear Neighbors

Two-Car Garage

kw CLASSIC
REALTY
KELLERWILLIAMS

(407) 367-3921 • OrlandoInfo@kwPriceGroup.com

www.ChooseThePriceGroup.com

The Price Group
6900 Turkey Lake Road, Suite 1-3
Orlando, FL 32819

 ThePriceGroupOrlando

218 Kent Court, *Special Features*

3 Bedrooms | 2 Baths | 2100+ Total Finished Square Feet

Large, Corner Lot with No Rear Neighbors

Conveniently Located - Minutes away from Orlando Attractions

Screened in Lanai with In-Ground Pool and Jacuzzi

Property Features

- Located near Orlando with family friendly dining and entertainment only minutes away
- Curb appeal abounds- The Brick exterior is highlighted by three dormers and cream shutters
- Manicured landscaping plans reflect the architectural style of the home
- Attached, two-car garage and driveway provides ample parking for you and your guests
- As you approach the home you are greeted by a large, covered front porch with ceiling fans to keep you cool and comfortable

Foyer and Living Room

- The private entrance offers a covered front porch and charming brick walkway
- As you enter the home you are greeted by a tiled entry, pendant lighting and decorative column that elevates the Foyer
- Spacious, open Foyer is designed as a true gathering space while welcoming family and friends into your home
- Take note of the open floorplan and flow from room to room- Perfect for entertaining!
- The tiled entrance keeps the entry easy to clean and maintain
- The wall from the Foyer to the Living Room provides a cut-out ledge - Perfect for decorations and display!
- Natural light abounds from the large double-windows as well as the updated light fixtures
- The open floorplan concept ties the rooms in with calming wall colors carried throughout
- White trim and crown molding throughout the home gives it a polished look
- The ceiling fan fixture keeps the living space cool and comfortable
- The Living Room is the heartbeat of the home with tall, vaulted ceilings, large windows and access to the Lanai
- The fireplace is accented by a white mantle and creates a dramatic focal point, highlighted by a marble hearth surround

Kitchen and Dining Room

- The Gourmet Kitchen hosts ceramic tile flooring, neutral countertops and backsplash, white cabinetry, and island with seating
- White appliances to convey; Including refrigerator, range, microwave and dishwasher
- Plenty of storage space for someone who loves to cook! Enjoy extra space in the island
- The stainless steel, double-bowl sink overlooks the backyard and is well lit with recessed lighting
- Island counter can be used as a breakfast area, providing extra dining space
- Located off of the Living Room and Kitchen is the Dining Space-Plenty of room for your dining furniture!
- The open floor plan transitions the Kitchen to the living area and creates a conversational atmosphere between the two spaces
- Ample cabinetry is dressed with attractive hardware and provides plenty of storage -Note the hanging pot rack above the island!
- The Formal Dining area is well lit from the large, double window and updated chandelier

First Floor Master Suite and En Suite

- Access the First Floor Master Suite through the arched doorway
- The space is truly stunning with tray ceiling, neutral carpet and private access to the Lanai
- The First Floor Master Suite boasts a neutral color palette and is accented with white crown molding and trim detail
- Master is spacious enough to accommodate your bedroom furniture suite
- Luxurious En Suite Master Bath Features neutral countertops and backsplash, white vanity with dual sinks, a glass enclosed walk-in shower and soaking tub
- Separate water closet provides privacy in a shared space

Two Additional Bedrooms, Two Full Baths

- First Bedroom offers plenty of room and boasts neutral carpet and color palette
- The Second Bedroom offers a large window, neutral carpet and large, double-door closet
- The Full Bath features a white vanity, neutral countertop and enclosed tub/shower

Outdoor Living

- Your at-home oasis awaits! The screened in Lanai features an inground pool, built-in jacuzzi, spacious deck surround and covered patio area
- The backyard provides gorgeous conservation views of Lake Pierce
- Lake Pierce offers public boat ramp, rental, fishing and nature trails!
- Relax on the private, fully-screened Lanai
- Conveniently step from the Living Room to the outdoor space with a generous size patio to enjoy the outdoors
- The Lanai can easily accommodate a large outdoor dining table, a grill, lounge chairs and accent furniture
- Palm trees and mature landscaping create a park-like setting
- Home quietly tucked away on a low-traffic cul-de-sac

05529908

218 KENT CT, HAINES CITY, FL 33844



County: Polk

For Current Pricing
Call 347.368.9140

Subdiv: NATURES EDGE GOLF ESTATES

Beds: 3

Baths: 2/0

Pool: Private

Style: Single Family Home

Location: Street Paved

Total Acreage: 1/4 Acre to 21779 Sq. Ft.

Minimum Lease: No Minimum

Garage/Carport: 2 Car Garage, Attached

LP/SqFt: \$97.36

Year Built: 2006

Special Sale: None

Pets: Yes

Times per Year:

SqFt Heated: 2,157

Total SqFt: 2,986

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Land, Site, and Tax Information

SE/TP/RG: 28-28-28

Subdivision #:

Tax ID: 28-28-28-935874-000470

Taxes: \$2,766.00

Homestead: No

CDD: No

Legal Desc: NATURES EDGE GOLF ESTATES PHASE ONE PB 118 PGS 35-37 LOT 47 & W1/2 OF LOT 48

Ownership: Fee Simple

Book/Page: 118-35-37

Lot Dimensions:

Water Frontage:

Zoning: P-D

Future Land Use:

Zoning Comp:

Tax Year: 2016

Annual CDD Fee:

Complex/Comm Name:

Floor #:

Lot Size Acres: 0.38

Waterfront Ft: 0

Section #:

Block/Parcel:

Front Exposure:

Lot #: 47

Other Exemptions:

Mill Rate:

Flood Zone: AE

Lot Size SqFt: 16,387

Interior Information

A/C: Central

Heat/Fuel: Central

Fireplace: Yes-Living Room

Utilities Data: Cable Available, City Water, Public Sewer, Public Utilities, Public Water Available

Interior Layout: Eating Space In Kitchen, Formal Dining Room Separate, Open Floor Plan

Interior Feat: Blinds/Shades, Ceiling Fan(S), Furnishing-Optional, Smoke Alarm(S)

Master Bath: Dual Sinks, Garden Bath

Appliances Incl: Dishwasher, Disposal, Dryer, Hot Water Electric, Microwave, Oven, Washer

Kitchen Feat: Closet Pantry, Island

Floor Covering: Carpet, Ceramic Tile

Security Sys:

SqFt Source: Public Records

Additional Rooms:

Room	Dim	Level	Floor Covering
Kitchen	10x25	1st	Ceramic Tile
Master Bedroom	11x17	1st	Carpet

Room	Dim	Level	Floor Covering
Living Room	20x17	1st	Ceramic Tile

Exterior Information

Ext Construction: Brick

Roof: Shingle

Ext Features: Hot Tub/Spa, Mature Landscaping, Oak Trees, Patio/Porch/Deck Screened, Screen/Covered Enclosure, Sliding Doors, Trees/Landscaped

Pool: Heated Pool, Heated Spa, In Ground, Screen Enclosure, Spa

Description: One Story

Garage Dim:

Pool Dim:

Community Information

HOA / Comm Assn: Required

HOA Fee: \$50.00

HOA Pmt Sched: Annual

Mo Maint\$(add HOA):

Elementary School: Sandhill Elem

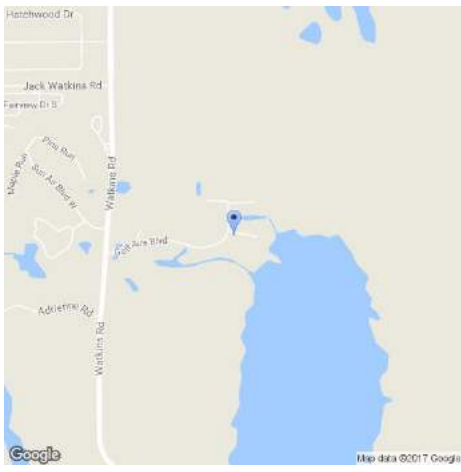
Middle School: Dundee Ridge Middle

High School: Haines City

Senior High

Map and Directions

Directions: From I-4 take US-27 S to Lake Hatchineha Rd in Lake Hamilton, continue on Lake Hatchineha Road and then drive to Kent Court.



ML #: 05529908
Address: 218 KENT CT, HAINES CITY, FL 33844







Seller's Property Disclosure – Residential



Notice to Licensee: The **Seller** should fill out this form.

Notice to Seller: Florida law¹ requires a seller of a home to disclose to the buyer all known facts that materially affect the value of the property being sold and that are not readily observable or known by the buyer. This disclosure form is designed to help you comply with the law. However, this disclosure form may not address every significant issue that is unique to the Property. You should think about what you would want to know if you were buying the Property today; and if you need more space for additional information, comments, or explanations, check the Paragraph 10 checkbox and attach an addendum.

Notice to Buyer: The following representations are made by **Seller** and **not** by any real estate licensee. This disclosure is not a guaranty or warranty of any kind. It is not a substitute for any inspections, warranties, or professional advice you may wish to obtain. It is not a substitute for your own personal judgment and common sense. The following information is based only upon **Seller's** actual knowledge of the Property's condition. Sellers can disclose only what they actually know. **Seller** may not know about all material or significant items. You should have an independent, professional home inspection to verify the condition of the Property and determine the cost of repairs, if any. This disclosure is not a contract and is not intended to be a part of any contract for sale and purchase.

Seller makes the following disclosure regarding the property described as: 218 Kent Ct, Haines City, FL 33844-6911 (the "Property")

The Property is ☐owner occupied ☒tenant occupied ☐unoccupied (If unoccupied, how long has it been since **Seller** occupied the Property? Tentans are short term holiday tenants)

	Yes	No	Don't Know
1. Structures; Systems; Appliances:			
(a) Are the structures, including roofs; ceilings; walls; doors; windows; foundation; and pool, hot tub, and spa, if any, structurally sound and free of leaks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Is seawall, if any, and dockage, if any, structurally sound?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Are existing major appliances and heating, cooling, mechanical, electrical, security, and sprinkler systems, in working condition, i.e., operating in the manner in which the item was designed to operate?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) Are any of the appliances leased? If yes, which ones: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) If any answer to questions 1(a) – 1(c) is no, please explain: _____			
2. Termites; Other Wood-Destroying Organisms; Pests:			
(a) Are termites; other wood-destroying organisms, including fungi; or pests present on the Property or has the Property had any structural damage by them?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Has the Property been treated for termites; other wood-destroying organisms, including fungi; or pests?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) If any answer to questions 2(a) - 2(b) is yes, please explain: _____			
3. Water Intrusion; Drainage; Flooding:			
(a) Has past or present water intrusion affected the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Have past or present drainage or flooding problems affected the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Is any of the Property located in a special flood hazard area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Is any of the Property located seaward of the coastal construction control line?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Does your lender require flood insurance?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(f) Do you have an elevation certificate? If yes, please attach a copy.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) If any answer to questions 3(a) - 3(d) is yes, please explain: _____			

¹ Johnson v. Davis, 480 So.2d 625 (Fla. 1985).

	<u>Yes</u>	<u>No</u>	<u>Don't Know</u>
4. Plumbing:			
(a) What is your drinking water source? <input checked="" type="checkbox"/> public <input type="checkbox"/> private <input type="checkbox"/> well <input type="checkbox"/> other	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Have you ever had a problem with the quality, supply, or flow of potable water?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Do you have a water treatment system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, is it <input type="checkbox"/> owned <input type="checkbox"/> leased?			
(d) Do you have a <input checked="" type="checkbox"/> sewer or <input type="checkbox"/> septic system? If septic system, describe the location of each system: _____			
(e) Are any septic tanks, drain fields, or wells that are not currently being used located on the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) Have there been any plumbing leaks since you have owned the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) Are any polybutylene pipes on the Property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) If any answer to questions 4(b), 4(c), and 4(e) - 4(g) is yes, please explain: _____			
5. Pools; Hot Tubs; Spas:			
Note: Florida law requires swimming pools, hot tubs, and spas that received a certificate of completion on or after October 1, 2000, to have at least one safety feature as specified by Section 515.27, Florida Statutes.			
(a) If the Property has a swimming pool, hot tub, or spa that received a certificate of completion on or after October 1, 2000, indicate the existing safety feature(s): <input checked="" type="checkbox"/> enclosure that meets the pool barrier requirements <input type="checkbox"/> approved safety pool cover <input checked="" type="checkbox"/> required door and window exit alarms <input checked="" type="checkbox"/> required door locks <input type="checkbox"/> none			
(b) Has an in-ground pool on the Property been demolished and/or filled?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Sinkholes:			
Note: When an insurance claim for sinkhole damage has been made by the seller and paid by the insurer, Section 627.7073(2)(c), Florida Statutes, requires the seller to disclose to the buyer that a claim was paid and whether or not the full amount paid was used to repair the sinkhole damage.			
(a) Does past or present settling, soil movement, or sinkhole(s) affect the Property or adjacent properties?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Has any insurance claim for sinkhole damage been made?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) If any insurance claim for sinkhole damage was made, was the claim paid?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) If any insurance claim for sinkhole damage was paid, were all the proceeds used to repair the damage?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) If any answer to questions 6(a) - 6(c) is yes or the answer to question 6(d) is no, please explain: _____			
7. Deed/Homeowners' Association Restrictions; Boundaries; Access Roads:			
(a) Are there any deed or homeowners' restrictions?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Are there any proposed changes to any of the restrictions?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Are there any resale or leasing restrictions?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Is membership mandatory in a homeowners' association?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(e) Are fees charged by the homeowners' association?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(f) Are any driveways, walls, fences, or other features shared with adjoining landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) Are there any encroachments on the Property or any encroachments by the Property's improvements on other lands?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(h) Are there boundary line disputes or easements affecting the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(i) Are access roads <input type="checkbox"/> private <input checked="" type="checkbox"/> public? If private, describe the terms and conditions of the maintenance agreement: _____			
(j) If any answer to questions 7(a) - 7(h) is yes, please explain: <u>There's a Natures Edge HOA</u>			

	<u>Yes</u>	<u>No</u>	<u>Don't Know</u>
8. Environmental:			
(a) Was the Property built before 1978? If yes, please see Lead-Based Paint Disclosure.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Does anything exist on the Property that may be considered an environmental hazard, including but not limited to, lead-based paint; asbestos; mold; urea formaldehyde; radon gas; methamphetamine; defective drywall; fuel, propane, or chemical storage tanks (active or abandoned); or contaminated soil or water?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Has there been any damage, clean up, or repair to the Property due to any of the substances or materials listed in subsection (b) above?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Are any mangroves, archeological sites, or other environmentally sensitive areas located on the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) If any answer to questions 8(b) - 8(d) is yes, please explain: _____			

9. Governmental:			
(a) Are there any zoning violations or nonconforming uses?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Are there any zoning restrictions affecting additions, improvements, or replacement of the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Do any zoning, land use, or administrative regulations conflict with the existing or intended use of the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Do any restrictions, other than association and flood area requirements, affect improvements or replacement of the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Are any improvements, including additions, located below the base flood elevation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) Have any improvements been constructed in violation of applicable local flood guidelines?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) Have any improvements or additions to the Property, whether by you or by others, been constructed in violation of building codes or without necessary permits?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(h) Are there any active permits on the Property that have not been closed by a final inspection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(i) Is there any violation or non-compliance regarding any unrecorded liens; code enforcement violations; or governmental, building, environmental, and safety codes, restrictions, or requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(j) If any answer to questions 9(a) - 9(i) is yes, please explain: _____			

10. ☐ (If checked) Other Matters; Additional Comments: The attached addendum contains additional information, explanation, or comments.

Seller represents that the information provided on this form and any attachments is accurate and complete to the best of **Seller's** knowledge on the date signed by **Seller**. **Seller** authorizes listing broker to provide this disclosure statement to real estate licensees and prospective buyers of the Property. **Seller** understands and agrees that **Seller** will promptly notify **Buyer** in writing if any information set forth in this disclosure statement becomes inaccurate or incorrect.

Seller: _____ **Date:** 08/10/2017

Seller: _____ **Date:** 08/10/2017

(signature) (print)

Buyer acknowledges that **Buyer** has read, understands, and has received a copy of this disclosure statement.

Buyer: _____ / _____ **Date:** _____

(signature) (print)

Buyer: _____ / _____ **Date:** _____

(signature) (print)