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# 1736 Imperial Palm Drive

FOR MORE INFO IMMEDIATELY, TEXT 17486 TO 46835

**Conveniently Located on a Private Corner Lot  
with Lush Outdoor Space and Screened Lanai**



Visual Tour Online:

[www.1736ImperialPalmDrive.com](http://www.1736ImperialPalmDrive.com)

This home is nestled on an oversized lot among mature trees, providing a park like setting when you arrive. Features 4 beds, 3 baths and nearly 2,600 square feet of living space, with beautiful pool views the moment you arrive. The foyer opens to the formal dining and formal living rooms, with stately columns and pool views through double glass doors. Wood floors, crown molding in the formal living and tray ceiling and chair rail in the formal dining provide a luxurious ambiance. The family room is centered around a wood burning brick fireplace with views to the pool. The kitchen has granite countertops, prep island, stainless steel appliances, built-in work area, over cabinet lighting, eat-in bar and adjacent breakfast nook. Extend your entertainment to the full screened in pool and lanai, offering the best way to enjoy your Florida lifestyle! Plenty of covered sitting areas open to the pool and spa, with the private backdrop of trees and lush landscaping. This is truly a private oasis! The master suite opens to the lanai through French Doors, and the master bath features dual sink vanity, walk-in glass enclosed shower, soaking tub and separate water closet. Meticulously maintained with new floors and new paint – this home is better than new. Located a short walk to Wekiva Springs State Park, close to shopping, dining and zoned for great schools. Call now to schedule your showing!

## Features:

4 Bedrooms

3 Baths

2500+ Finished  
Square Feet

Two-Car Garage

Inground Pool

**kw** CLASSIC  
REALTY  
KELLERWILLIAMS

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[www.ChooseThePriceGroup.com](http://www.ChooseThePriceGroup.com)

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

 ThePriceGroupOrlando

# 1736 Imperial Palm Drive, *Special Features*

4 Bedrooms | 3 Baths | 2500+ Total Finished Square Feet | Two-Car Garage | In-Ground Pool

Conveniently Located on a Private Corner Lot with Lush Outdoor Space

Updates Inside and Out of this Meticulously Maintained Home

## Property Features

- Home located near Wekiva Springs State Park features updates inside and out, including new a/c unit and a whole home generator
- Conveniently located home with family friendly dining and entertainment only minutes away
- Manicured tropical landscaping plans reflect the style of the home
- Attached two-car garage and driveway provide ample parking for you and your guests
- The covered front porch is accented by stately columns
- New wood flooring (2018)
- New granite in bathrooms (2018)
- New granite countertop and kitchen sink (2018)
- New Paint (2018)
- New Pool Heater and Pump (2018)
- New light fixtures (2018)
- New faucets in all bathrooms (2018)
- New toilet in bathrooms (2018)
- Updated landscaping (2018)
- Fence repaired (2018)
- New Carpet (2018)
- New A/C (2018)

## Foyer and Living Areas

- 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!
- New wood flooring keeps the entry easy to clean and maintain
- The open floorplan concept ties the rooms in - note the freshly painted walls throughout!
- The Living Room is the heartbeat of the home with proximity to the Kitchen and dining areas well as access to the private backyard
- Glass french doors leads to the covered Lanai and lush outdoor space
- Updated ceiling fan fixture helps keep you cool and comfortable
- The front room provides additional living space and would work well as a home office
- The Great Room hosts high, smooth ceilings, stately columns and glass doors to the outdoor space

## Kitchen and Dining Room

- The Gourmet updated Kitchen hosts new granite countertops and backsplash, matching stainless steel appliances, dark wood cabinetry and raised bar counter with seating
- Integrated stainless steel kitchen sink overlooks the living and dining areas
- Gleaming granite countertops and cabinetry give the Kitchen a crisp, clean look!
- Matching stainless steel appliances to convey; Including refrigerator, oven, microwave and dishwasher
- Plenty of storage space for someone who loves to cook - Enjoy extra space in the large pantry!
- The open floor plan transitions the Kitchen to the living and dining areas creating a conversational atmosphere between the spaces
- The eat-in area hosts an updated light fixture and double-window - plenty of room for your dining furniture
- The formal dining room overlooks the front of the home through the immaculate window - Breathtaking!
- Room is finished with tray ceiling and decorative chair rail

### **Master Suite and En Suite Full Bath**

- The Master Bedroom and En Suite have been completely renovated!
- Master Suite is quietly tucked away from the other guest bedrooms for additional privacy
- The Master Suite boasts a calming color palette, new carpet and is encompassed by windows for an abundance of natural light
- The Suite provides private access to the Lanai
- Master is spacious enough to accommodate your bedroom furniture suite
- Luxurious En Suite has been fully renovated and features expansive updated dual vanity, custom walk-in shower area and a spacious garden tub
- A separate water closet adds additional privacy to a shared space
- The addition of a walk-in closet provides a wealth of storage space and built-ins for organization

### **Additional Bedrooms and Full Bath**

- The Full Bath hosts a wood vanity with granite countertop and walk-in shower with tile flooring
- Full bath features an updated granite countertop with modern vessel sink and tub/shower combination
- The pool is accompanied by a separate half bath with direct access to the lush outdoor space
- Additional bedrooms feature updated ceiling fans to keep you cool and comfortable
- Additional bedroom features a neutral color palette, single window and new carpet

### **Outdoor Living/ Additional Perks: Laundry Room**

- The oversized back yard is fully fenced and private – no direct rear neighbors
- Conveniently step from the Living Room to the outdoor space with a generous size patio to enjoy the outdoors
- Spacious patio can easily accommodate a large outdoor dining table, a grill, lounge chairs and accent furniture – outdoor ceiling fans promote additional relaxation
- Your outdoor oasis awaits! The private backyard features new screened-in Lanai with spacious patio, mosaic tile, pool and hot tub
- The in-ground pool features a new pool heater and pump (2018)



County: Orange  
 Subdiv: PALMS SEC 03  
 Beds: 4  
 Baths: 3/0  
 Pool: Private, Community  
 Property Style: Single Family Residence  
 Lot Features: In City Limits, Street Paved  
 Total Acreage: Up to 10,889 Sq. Ft.  
 Minimum Lease Period: 7 Months  
 Garage: Yes Attch: Yes Spcs: 2  
 Garage/Parking Features:  
 New Construction: No  
 Property Condition: Completed  
 LP/SqFt: \$130.78

Status: Active  
 Year Built: 1991  
 Special Sale: None

Pets: No  
 Max Times per Yr:  
 Carport: No Spcs:  
 Permit Number:  
 Proj Comp Date:

SqFt Heated: 2,599  
 SqFt Total: 3,682

This home is nestled on an oversized lot among mature trees, providing a park-like setting when you arrive and is the only floor plan like this in the neighborhood! Features 4 beds, 3 baths and nearly 2,600 square feet of living space, with beautiful pool views the moment you arrive. The foyer opens to the formal dining and formal living rooms, with stately columns and pool views through double glass doors. Notice the crown molding in the formal living and tray ceiling and chair rail in the formal dining provide a luxurious ambiance. The family room is centered around a wood burning brick fireplace with views of the pool. The kitchen has granite countertops, prep island, stainless steel appliances, a built-in work area, over cabinet lighting, eat-in bar, and an adjacent breakfast nook. Extend your entertainment to the fully screened in pool and lanai, that features built-in surround sound throughout the entire home! Plenty of covered sitting areas open to the pool and spa, with the private backdrop of trees and lush landscaping. This is truly a private oasis! The master suite opens to the lanai through French Doors, and the master bath features dual sink vanity, walk-in glass enclosed shower, soaking tub and separate water closet. Meticulously maintained with a home generator, new floors, new paint, new pool pump, & new landscaping – this home is better than new. Home Warranty also transfers! Just a short walk to Wekiva Springs State Park, close to shopping, dining and zoned for great schools.

Recent: 07/31/2018 : DECR : \$342,000->\$339,900

#### Land, Site, and Tax Information

SE/TP/RG: 35-20-28	Zoning: R-1AA	Block/Parcel: 1
Subdivision #:	Future Land Use:	Front Exposure:
Tax ID: 35-20-28-8622-01-030	Zoning Comp: No	Lot #: 103
Taxes: \$2,938	Tax Year: 2017	Other Exemptions: No
Homestead: Yes	Annual CDD Fee:	Mill Rate:
CDD: No	Additional Tax IDs:	
Add Parcel: No	Complex/Comm Name:	
# of Add Parcels:	SW Subd Name:	
Legal Desc: THE PALMS SECTION 3 15/107 LOT 103	Flood Zone Date: 09/25/2009	Flood Zone Panel: 12095C0150F
Ownership: Fee Simple	Floor #:	
SW Subd Condo#:	Total # of Floors:	
Flood Zone: X	Census Block:	Census Tract: 178.06
Floors in Unit/Home:	MH Model:	MH Width:
Bldg Name/#:	Total Units:	
Book/Page: 15-107	Lot Size Acres: 0.38	Lot Size SqFt: 16,484
MH Make:	Monthly Rental Amount:	End Date of Lease:
Land Lease Fee:	Month To Month Or Weekly Y/N:	
Planned Unit Dev:		
Lot Dimensions:	Waterfront Ft: 0	
Existing Lease/Tenant: No	Water Name:	
Days Notice To Tenant If Not Renewing:	Water Extras: No	
Water Frontage: No		
Water Access: No		
Water View: No		
Addtl Water Info:		

#### Interior Information

A/C: Central Air	Flooring Covering: Carpet, Ceramic Tile, Tile, Wood
Heat/Fuel: Electric	Security Feat:
SqFt Heated Source: Public Records	SqFt Total Source: Public Records
Laundry Features: Laundry Room	Window Features: Blinds, Rods
Fireplace: Yes-Family Room, Wood Burning	Furnished:
Accessibility Features:	
Utilities: Cable Connected, Electricity Available, Propane	Sewer: Septic Tank
Water: Public	

Additional Rooms: Formal Dining Room Separate			
Interior Feat: Ceiling Fans(s), Master Bedroom Downstairs, Open Floorplan, Thermostat			
Appliances Incl: Dishwasher, Disposal, Electric Water Heater, Ice Maker, Microwave, Refrigerator			
Room Type	Level	Dimen	Flooring Features
Master Bedroom	First	20x13	Carpet
Bedroom 2	First	12x11	Carpet
Bedroom 3	First	10x13	Carpet
Bedroom 4	First	12x12	Carpet
Family Room	First	24x15	Wood
Kitchen	First	13x13	Ceramic Tile
Living Room	First	12x14	Wood

#### Exterior Information

Ext Construction: Stucco	Foundation: Slab	Property Attached Y/N: No
Roof: Shingle		Garage Dim: 20x20
Property Description:		
Architectural Style: Ranch		
Ext Features: French Doors, Sidewalk, Sliding Doors, Sprinkler Metered		



Other Structures:  
Patio And Porch Features: Covered, Deck, Enclosed, Patio, Porch, Rear Porch, Screened  
Pool: Private, Community  
Pool Features: In Ground  
Vegetation: Mature Landscaping, Oak Trees, Trees/Landscaped  
View: Pool

Community Information

Community Features: Playground, Pool  
Fee Includes: Maintenance Grounds, Pool Maintenance  
HOA / Comm Assn: Required  
Monthly HOA Amount: \$27  
Condo Fee:  
Housing for Older Per: No  
Can Property be Leased: Yes  
Association Approval Required: No  
Lease Restrictions: No  
Minimum Lease Period: 7 Months  
Additional Lease Restrictions:

HOA Fee: \$322  
HOA Pmt Sched: Annually  
Other Fee:  
Monthly Condo Fee:  
Expire/Renewal Date:  
Building Elevator Y/N:  
Years of Ownership Prior to Leasing Required: No

Mo Maint\$(add HOA):  
FCHR Website Y/N:

ML #: O5721217  
Address: 1736 IMPERIAL PALM DR, APOPKA, FL 32712

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Call 407.367.3921













## Seller's Property Disclosure – Residential

**Notice to Licensee and Seller:** Only the Seller should fill out this form.

**Notice to Seller:** Florida law<sup>1</sup> 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 12 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: 1736 Imperial Palm Dr.  
Apopka, FL 32712 (the "Property")

The Property is ☒ Owner occupied ☐ Tenant occupied ☐ Unoccupied (If unoccupied, how long has it been since **Seller** occupied the Property? \_\_\_\_\_)

	Yes	No	Don't Know
<b>1. Structures; Systems; Appliances</b>			
(a) Are the structures including 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 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) Does the Property have aluminum wiring other than the primary service line?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Are any of the appliances leased? If yes, which ones: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) If any answer to questions 1(a) – 1(c) is no, please explain: _____			
<b>2. Termites; Other Wood-Destroying Organisms; Pests</b>			
(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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) If any answer to questions 2(a) - 2(b) is yes, please explain: _____			
<b>3. Water Intrusion; Drainage; Flooding</b>			
(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 type="checkbox"/>	<input checked="" 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: _____			

<sup>1</sup> Johnson v. Davis, 480 So.2d 625 (Fla. 1985).

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	<u>Yes</u>	<u>No</u>	<u>Don't Know</u>
<b>4. Plumbing</b>			
(a) What is your drinking water source? <input checked="" type="checkbox"/> public <input type="checkbox"/> private <input type="checkbox"/> well <input type="checkbox"/> other			
(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? If yes, is it <input type="checkbox"/> owned <input type="checkbox"/> leased?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Do you have a <input type="checkbox"/> sewer or <input checked="" type="checkbox"/> septic system? If septic system, describe the location of each system: <u>Front + Yard</u>			
(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 checked="" type="checkbox"/>	<input type="checkbox"/>
(h) If any answer to questions 4(b), 4(c), and 4(e) - 4(g) is yes, please explain: _____			
<b>5. Roof and Roof-Related Items</b>			
(a) To your knowledge, is the roof structurally sound and free of leaks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) The age of the roof is _____ years OR date installed _____			
(c) Has the roof ever leaked during your ownership?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) To your knowledge, has there been any repair, restoration, replacement (indicate full or partial) or other work undertaken on the roof? If yes, please explain: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Are you aware of any defects to the roof, fascia, soffits, flashings or any other component of the roof system? If yes, please explain: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>6. Pools; Hot Tubs; Spas</b>			
<b>Note:</b> 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 type="checkbox"/> required door and window exit alarms <input 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"/>
<b>7. Sinkholes</b>			
<b>Note:</b> 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? If yes, was the claim paid? <input type="checkbox"/> yes <input type="checkbox"/> no If the claim was paid, were all the proceeds used to repair the damage? <input type="checkbox"/> yes <input type="checkbox"/> no	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) If any answer to questions 6(a) - 6(b) is yes, please explain: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	<u>Yes</u>	<u>No</u>	<u>Don't Know</u>
<b>8. Homeowners' Association Restrictions; Boundaries; Access Roads</b>			
(a) Is membership in a homeowner's association mandatory or do any covenants, conditions or restrictions (CCRs) affect the Property? (CCRs include deed restrictions, restrictive covenants and declaration of covenants.) <b>Notice to Buyer:</b> If yes, you should read the association's official records and/or the CCRs before making an offer to purchase. These documents contain information on significant matters, such as recurring dues or fees; special assessments; capital contributions, penalties; and architectural, building, landscaping, leasing, parking, pet, resale, vehicle and other types of 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 any driveways, walls, fences, or other features shared with adjoining landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) 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"/>
(e) Are there boundary line disputes or easements affecting the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) Are you aware of any existing, pending or proposed legal or administrative action affecting homeowner's association common areas (such as clubhouse, pools, tennis courts or other areas)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) Have any subsurface rights, as defined by Section 689.29(3)(b), Florida Statutes, been severed from the Property? If yes, is there a right of entry? <input type="checkbox"/> yes <input type="checkbox"/> no	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(h) Are access roads <input checked="" type="checkbox"/> private <input type="checkbox"/> public? If private, describe the terms and conditions of the maintenance agreement: <u>HOA</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(i) If any answer to questions 7(a) - 7(g) is yes, please explain: _____			

<b>9. Environmental</b>			
(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 contamination; 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: _____			

<b>10. Governmental, Claims and Litigation</b>			
(a) Are there any existing, pending or proposed legal or administrative claims affecting the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Are you aware of any existing or proposed municipal or county special assessments affecting the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Are you aware of the Property ever having been, or is it currently, subject to litigation or claim, including but not limited to, defective building products, construction defects and/or title problems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Have you ever had any claims filed against your homeowner's Insurance policy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Are there any zoning violations or nonconforming uses?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Buyer ☐ and Seller ☐ acknowledge receipt of a copy of this page, which is Page 3 of 5.  
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- (f) Are there any zoning restrictions affecting improvements or replacement of the Property? ☐ ☒ ☐
- (g) Do any zoning, land use or administrative regulations conflict with the existing use of the Property? ☐ ☒ ☐
- (h) Do any restrictions, other than association or flood area requirements, affect improvements or replacement of the Property? ☐ ☒ ☐
- (i) Are any improvements located below the base flood elevation? ☐ ☒ ☐
- (j) Have any improvements been constructed in violation of applicable local flood guidelines? ☐ ☒ ☐
- (k) Have any improvements to the Property, whether by your or by others, been constructed in violation of building codes or without necessary permits? ☐ ☒ ☐
- (l) Are there any active permits on the Property that have not been closed by a final inspection? ☐ ☒ ☐
- (m) Is there any violation or non-compliance regarding any unrecorded liens; code enforcement violations; or governmental, building, environmental and safety codes, restrictions or requirements? ☐ ☐ ☐
- (n) If any answer to questions 9(a) - 9(m) is yes, please explain: \_\_\_\_\_

**11. Foreign Investment in Real Property Tax Act ("FIRPTA")**

- (a) Is the Seller subject to FIRPTA withholding per Section 1445 of the Internal Revenue Code? ☐ ☒ ☐
- If yes, Buyer and Seller should seek legal and tax advice regarding compliance.

12. ☐ (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: 7/17/18  
 \_\_\_\_\_ (signature) \_\_\_\_\_ (print)

Seller: \_\_\_\_\_ Date: 7/17/18  
 \_\_\_\_\_ (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)

## Seller's Update

**Instructions to Seller:** If the information set forth in this disclosure statement becomes inaccurate or incorrect, you must promptly notify **Buyer**. Please review the questions and your answers. Use the space below to make corrections and provide additional information, if necessary. Then acknowledge that the information is accurate as of date signed below.

- ① New wood flooring 2018
- ② New granite bathroom 2018
- ③ New counter and sink 2018
- ④ All new paint 2018
- ⑤ New pool heater 2018
- ⑥ New pool pump 2018
- ⑦ New lighting fixtures 2018
- ⑧ New faucets (all bathrooms) 2018
- ⑨ New toilet (bathroom) 2018
- ⑩ New/improved landscaping 2018
- ⑪ New sections of fence 2018
- ⑫ New carpet 2018
- ⑬ New air 2017

**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:** \_\_\_\_\_ **Date:** 7/17/18  
(signature) (print)

**Seller:** \_\_\_\_\_ **Date:** 7/17/18  
(signature) (print)

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

**Buyer:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
(signature) (print)

**Buyer:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
(signature) (print)

**Buyer** ☐ ☐ and **Seller** ☐ acknowledge receipt of a copy of this page, which is Page 5 of 5.

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