



THE PRICE GROUP

SELL • BUY • BUILD • INVEST • CAREER

# 1337 Roosevelt Street

FOR MORE INFO IMMEDIATELY, TEXT 1030 TO (407) 329-3751

**No HOA – Deeded Access to Lake Silver  
Ardsley Manor Subdivision in College Park**



Visual Tour Online:  
[www.1337RooseveltStreet.com](http://www.1337RooseveltStreet.com)

If you are looking for a touch of the 1950's charm and detail to your new home look no further than this Fantastic 3 bedroom, 2.5 bath home in the amazing sub division of Ardsley Manor in College Park. Enjoy living on 1/4 acre of land irrigated by well water, no HOA and deeded access to Lake Silver. This home features a gorgeous oasis in the back yard with a brick paver patio that is surrounded by a coy pond, lush grass, fruit trees, orchids and oak canopies. The eat-in kitchen has been updated with granite counter tops, wood cabinets, crown molding, an indoor laundry room, tons of storage space along the hallway wall and a half bath. All new double pane windows and a metal roof have also helped this home owner save big bucks on energy costs. Another HUGE bonus is the attached 3 car garage with work station. 3 car garages are a rare find in this neighborhood, so come and grab this amazing home today. This is your chance to live close to amazing restaurants and entertainment. If your dream is to live in a community that still celebrates living among their neighbors with block parties just like they did in the 50's.... you have got to check this home out. It won't last long!

## Features:

3 Bedrooms  
2.5 Baths

2600+ Finished  
Square Feet

3 Car Garage

Brand New Double  
Pane Windows

**kw** CLASSIC  
REALTY  
KELLERWILLIAMS

(407) 367-3921 • [OrlandoInfo@kwPriceGroup.com](mailto:OrlandoInfo@kwPriceGroup.com)

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

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

 ThePriceGroupOrlando

# 1337 Roosevelt Street, *Special Features*

3 Bedrooms | 2.5 Baths | 2600+ Total Finished Square Feet

Ardsley Manor Subdivision in College Park

Access to Lake Silver

Brand New Double-Pane Windows and Newer Metal Roof

## Property Features

- Curb appeal abounds - Mature landscaping highlights the exterior of the home
- Attached, three-car garage and driveway provides ample parking for you and your guests
- Three-car garage is equipped with a workstation - perfect for storing a boat!
- Enjoy living on 1/4 acre of land irrigated by well water, no HOA and deeded access to Lake Silver

## Foyer and Living Room

- The private entrance offers a covered front porch and charming walkway
- Foyer is designed as a true gathering space while welcoming family and friends into your home
- The tiled entrance keeps the entry easy to clean and maintain
- Natural light abounds from the brand new double-pane windows
- The Living Room is the heartbeat of the home with expansive windows and breathtaking views of the lush backyard space
- Two skylights let in plenty of natural light!

## Kitchen and Dining Room

- The Kitchen hosts tile flooring, granite countertops with coordinating backsplash, solid wood cabinetry, and pantry
- Appliances to convey; Including refrigerator, oven, microwave and dishwasher
- Located off of the Living Room and Kitchen is the Dining Space-Plenty of room for your dining furniture!
- Dining Room hosts french doors to the outdoor patio and backyard
- Laundry room is located off of the Kitchen for convenience
- A half bath is located off of the kitchen and features a linen closet for storage

## Master Suite and En Suite Full Bath

- The Master Bedroom features a walk-in closet and en suite full bath
- Master is spacious enough to accommodate your bedroom furniture suite
- En suite bath features a walk-in shower with glass door, and coordinating floor and wall tile

## Additional Bedrooms and Jack-and-Jill Full Bath

- First bedroom offers plenty of room and boasts neutral carpet and color palette
- Second bedroom hosts two large windows, a double-door closet and ceiling fan
- The Jack and Jill bath features a dual sink vanity and mint condition 1950s tile

## Laundry Room

- Laundry room is located off of the Kitchen and hosts a utility sink and storage cabinetry

## Outdoor Living

- This home features a gorgeous oasis in the back yard with a brick paver patio that is surrounded by a coy pond, lush grass, fruit trees, orchids and oak canopies
- Your at-home getaway awaits! The covered back patio is the perfect place to relax and entertain
- The paved patio can easily accommodate a large outdoor dining table, a grill, lounge chairs and accent furniture
- Palm trees, mature landscaping and stone paths create a park-like setting

**05820498 1337 ROOSEVELT ST, ORLANDO, FL 32804****For Current Price  
Call 407.367.3921**

**County:** Orange  
**Subdiv:** ARDSLEY MANOR  
**Beds:** 3  
**Baths:** 2/1  
**Pool:** None  
**Property Style:** Single Family Residence  
**Lot Features:**  
**Total Acreage:** Up to 10,889 Sq. Ft.  
**Minimum Lease Period:**  
**Garage:** Yes **Attch:** **Spes:** 3  
**Garage/Parking Features:** Boat Parking, Driveway, Garage Door Opener  
**New Construction:** No  
**Property Condition:**  
**LP/SqFt:** \$225.39  
**Home Warranty Y/N:**  
**Flood Zone Code:**X  
**Total Annual Fees:**0.00  
**Average Monthly Fees:**0.00

**Year Built:** 1953  
**Special Sale:**

**Pets:**  
**Max Times per Yr:**  
**Carport: Spes:**  
**Permit Number:**  
**Proj Comp Date:**  
**Heated Area:**1,863 SqFt / 173 SqM  
**Total Area:** 2,615 SqFt / 243 SqM

If you are looking for a touch of the 1950's charm and detail to your new home look no further than this Fantastic 3 bedroom, 2.5 bath home in the amazing sub division of Ardsley Manor in College Park. Enjoy living on 1/4 acre of land irrigated by well water, no HOA and deeded access to Lake Silver. This home features a gorgeous oasis in the back yard with a brick paver patio that is surround by a coy pond, lush grass, fruit trees, orchids and oak canopies. The eat-in kitchen has been updated with granite counter tops, wood cabinets, crown molding, an indoor laundry room, tons of storage space along the hallway wall and a half bath. All new double pane windows and a metal roof have also helped this home owner save big bucks on energy costs. Another HUGE bonus is the attached 3 car garage with work station. 3 car garages are a rare find in this neighborhood, so come and grab this amazing home today. This is your chance to live close to amazing restaurants and entertainment. If your dream is to live in a community that still celebrates living among their neighbors with block parties just like they did in the 50's.... you have got to check this home out. It won't last long!

**Land, Site, and Tax Information**

**Legal Desc:** ARDSLEY MANOR SUB S/104 LOT 22 & BEG SW COR LOT 1 NWLY ALONG LOT LINE TO NW COR LOT 1 NELY 5 FT SELY TO POB BLK B  
**SE/TP/RG:** 15-22-29  
**Subdivision #:**  
**Tax ID:** [15-22-29-0272-02-220](#)  
**Taxes:** \$2,087  
**Homestead:** Yes  
**Add Parcel:** No  
**Ownership:** Fee Simple  
**SW Subd Condo#:**  
**Flood Zone:** X  
**Floors in Unit/Home:** One  
**Bldg Name/ #:**  
**Book/Page:** S/104  
**MH Make:**  
**Land Lease Fee:**  
**Planned Unit Dev:**  
**Lot Dimensions:**  
**Existing Lease/Tenant:** No  
**Days Notice To Tenant If Not Renewing:**  
**Water Frontage:**No  
**Water Access:** Yes-Lake  
**Water View:** No  
**Addtl Water Info:**

**CDD:** No  
**# of Add Parcels:**

**Zoning:** R-1AA/W  
**Future Land Use:**  
**Zoning Comp:**  
**Tax Year:** 2019  
**Annual CDD Fee:**  
**Additional Tax IDs:**  
**Complex/Comm Name:**  
**SW Subd Name:**  
**Flood Zone Date:**  
**Floor #:** 1  
**Total # of Floors:** 1  
**Census Block:**  
**MH Model:**  
**Total Units:**

**Block/Parcel:** B  
**Front Exposure:** Northwest  
**Lot #:** 22  
**Other Exemptions:**

**Flood Zone Panel:**  
**Census Tract:**  
**MH Width:**

**Lot Size Acres:** 0.22  
**Monthly Rental Amount:**  
**Month To Month Or Weekly Y/N:**

**Lot Size:** 9,669 SqFt / 898 SqM  
**End Date of Lease:**

**Waterfront Ft:** 0  
**Water Name:** LAKE SILVER  
**Water Extras:** Yes-Boat Ramp - Private

**Interior Information**

**A/C:** Central Air  
**Heat/Fuel:** Electric  
**Heated Area Source:**Public Records  
**Laundry Features:** Inside, Laundry Room  
**Fireplace:** No  
**Accessibility Features:**  
**Utilities:** Cable Available, Electricity Available, Phone Available, Public  
**Water:** Canal/Lake For Irrigation, Public  
**Additional Rooms:**  
**Interior Feat:** Ceiling Fans(s), Eating Space In Kitchen, Living Room/Dining Room Combo, Open Floorplan  
**Appliances Incl:** Built-In Oven, Dishwasher, Disposal, Dryer, Gas Water Heater, Microwave  
**Flooring Covering:** Carpet, Ceramic Tile, Wood  
**Security Feat:**  
**Total Area Source:** Public Records  
**Window Features:** ENERGY STAR Qualified Windows  
**Furnished:**

**Sewer:** Public Sewer

Room Type	Level	Dimen	Flooring	Features
Kitchen	First	15x14	Ceramic Tile	Wet Bar
Family Room	First	17x24	Carpet	
Master Bedroom	First	11x18		
Bedroom 1	First	13x11	Carpet	
Bedroom 2	First	13x11	Carpet	

**Exterior Information**

**Ext Construction:** Concrete  
**Roof:** Metal  
**Property Description:**  
**Architectural Style:**  
**Ext Features:** Fenced, French Doors, Hurricane Shutters, Rain Barrel/Cistern(s), Rain Gutters, Sidewalk  
**Other Structures:**  
**Patio And Porch Features:**  
**Pool:** None  
**Pool Features:**  
**Vegetation:** Fruit Trees, Mature Landscaping, Oak Trees, Trees/Landscaped  
**View:** Trees/Woods

**Foundation:** Slab  
**Property Attached Y/N:**  
**Garage Dim:**

**Pool Dimensions:**  
**Spa and Features:**

**Green Features**

**Disaster Mitigation:**  
**Indoor Air Quality:**

**Green Water Features:** Irrig. System-Rainwater from Ponds  
**Green Landscaping:** Fl. Friendly/Native Landscape, Rain Water

Green Energy Features: Roof, Windows

Harvesting  
Green Sustainability: Renewable Materials

Green Energy Generation:

Green Verification		
Verification Type: Other - Specify in Remarks	Status:	Source:
Body:	Year:	Metric:
URL:	Version	Rating:
Verification Type: Other - Specify in Remarks	Status: Complete	Source: Owner
Body:	Year: 1953	Metric:
URL:	Version	Rating:

Community Information		
HOA / Comm Assn: No	HOA Fee:	HOA Pmt Sched:
Monthly HOA Amount:		Other Fee:
Condo Fee:		Monthly Condo Fee:
Housing for Older Per: No	Affidavit:	Expire/Renewal Date:
Elementary School: <a href="#">Lake Silver Elem</a>		Middle School: <a href="#">College Park Middle</a>
Can Property be Leased: No		Building Elevator Y/N:
Additional Lease Restrictions:		

**ML #:** 05820498  
**Address:** 1337 ROOSEVELT ST, ORLANDO, FL 32804

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# 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: 1337 Roosevelt St. (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 roofs; ceilings; walls; doors; windows; foundation; and pool, hot tub, and spa, if any, structurally sound and free of leaks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Is seawall, if any, and dockage, if any, structurally sound?	N/A <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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) If any answer to questions 2(a) - 2(b) is yes, please explain: <u>October 2015 treatment in slab of workroom (garage) - AND - Sentricon bait stations installed</u>			
<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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Yes	No	Don't Know
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#### 4. Plumbing

- (a) What is your drinking water source? ☒ public ☐ private ☐ well ☐ other
- (b) Have you ever had a problem with the quality, supply, or flow of potable water?
- (c) Do you have a water treatment system?  
If yes, is it ☐ owned ☐ leased?
- (d) Do you have a ☒ sewer or ☐ 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?
- (f) Have there been any plumbing leaks since you have owned the Property?
- (g) Are any polybutylene pipes on the Property?
- (h) If any answer to questions 4(b), 4(c), and 4(e) - 4(g) is yes, please explain:  
House re-plumbed 1994

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

#### 5. Roof and Roof-Related Items

- (a) To your knowledge, is the roof structurally sound and free of leaks?
- (b) The age of the roof is 8 years OR date installed April 2011
- (c) Has the roof ever leaked during your ownership?
- (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: \_\_\_\_\_
- (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 type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

#### 6. 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):  
☐ enclosure that meets the pool barrier requirements ☐ approved safety pool cover  
☐ required door and window exit alarms ☐ required door locks ☐ 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"/>
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#### 7. 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?
- (b) Has any insurance claim for sinkhole damage been made?  
If yes, was the claim paid? ☐ yes ☐ no If the claim was paid, were all the proceeds used to repair the damage? ☐ yes ☐ no
- (c) If any answer to questions 6(a) - 6(b) is yes, please explain: \_\_\_\_\_

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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**8. Homeowners' Association Restrictions; Boundaries; Access Roads**

**Yes**      **No**      **Don't Know**

- (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.)  
**Notice to Buyer:** 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.
- (b) Are there any proposed changes to any of the restrictions? ☐ Yes ☒ No ☐ Don't Know
- (c) Are any driveways, walls, fences, or other features shared with adjoining landowners? ☐ Yes ☐ No ☒ Don't Know
- (d) Are there any encroachments on the Property or any encroachments by the Property's improvements on other lands? ☒ Yes ☐ No ☐ Don't Know
- (e) Are there boundary line disputes or easements affecting the Property? ☐ Yes ☐ No ☒ Don't Know
- (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)? ☐ Yes ☒ No ☐ Don't Know
- (g) Have any subsurface rights, as defined by Section 689.29(3)(b), Florida Statutes, been severed from the Property? ☐ Yes ☒ No ☐ Don't Know
- If yes, is there a right of entry? ☐ yes ☐ no
- (h) Are access roads ☐ private ☐ public? If private, describe the terms and conditions of the maintenance agreement: \_\_\_\_\_

(i) If any answer to questions 7(a) - 7(g) is yes, please explain: \_\_\_\_\_

**9. Environmental**

☒ Yes ☐ No ☐ Don't Know

- (a) Was the Property built before 1978?  
 If yes, please see Lead-Based Paint Disclosure.
- (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? ☐ Yes ☒ No ☐ Don't Know
- (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? ☐ Yes ☒ No ☐ Don't Know
- (d) Are any mangroves, archeological sites, or other environmentally sensitive areas located on the Property? ☐ Yes ☒ No ☐ Don't Know
- (e) If any answer to questions 8(b) - 8(d) is yes, please explain: \_\_\_\_\_

**10. Governmental, Claims and Litigation**

☐ Yes ☒ No ☐ Don't Know

- (a) Are there any existing, pending or proposed legal or administrative claims affecting the Property? ☐ Yes ☒ No ☐ Don't Know
- (b) Are you aware of any existing or proposed municipal or county special assessments affecting the Property? ☐ Yes ☒ No ☐ Don't Know
- (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? ☐ Yes ☒ No ☐ Don't Know
- (d) Have you ever had any claims filed against your homeowner's Insurance policy? ☒ Yes ☐ No ☐ Don't Know
- (e) Are there any zoning violations or nonconforming uses? ☐ Yes ☒ No ☐ Don't Know

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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: plumbing leak  
1994 - house re-plumbed

**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: Michael S. Ganio (signature) / Michael S. Ganio (print)  
Seller: Maria E. Ganio (signature) / Maria E. Ganio (print)

Date: 7/18/19  
Date: 7/18/2019

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

Buyer: \_\_\_\_\_ (signature) / \_\_\_\_\_ (print)  
Buyer: \_\_\_\_\_ (signature) / \_\_\_\_\_ (print)

Date: \_\_\_\_\_  
Date: \_\_\_\_\_

Seller ☐ ☐ and Buyer ☐ ☐ acknowledge receipt of a copy of this page, which is Page 4 of 5.

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**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.

**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: 7/18/19  
**Seller:** \_\_\_\_\_ (signature) \_\_\_\_\_ (print) Date: 7/20/2019

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

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

## Utility Providers and 12 Month History

Trash Pick Up Company:	city of Orlando
Days of Week for Trash Pick Up:	Monday
Recycling Pick Up Company:	City of Orlando
Days of Week for Recycling Pick Up:	Thursday

Cable Provider:	Spectrum
Internet Provider:	Spectrum
Phone Provider:	N/A - Cell

Water Company:	Orlando Utilities (OUC)
Sewer or Septic?	City Sewer

Gas/Electric Company:	OUC
If all electric, is gas available?	NO
If you have a fireplace, is it gas or wood burning?	N/A

Utility History – please note directly in this chart below:

	Month/Year (Please cite 12 most recent months)	Gas Bill Amounts	Electric Bill Amounts	Water/Sewer Amounts
1.	7/2019	\$ N/A	\$ 113.66	\$ 42.15
2.	6/2019	\$	\$ 114.35	\$ 44.92
3.	5/2019	\$	\$ 88.05	\$ 44.36
4.	4/2019	\$	\$ 65.20	\$ 42.84
5.	3/2019	\$	\$ 66.93	\$ 41.44
6.	2/2019	\$	\$ 95.82	\$ 44.55
7.	1/2019	\$	\$ 93.04	\$ 53.49
8.	12/2018	\$	\$ 78.74	\$ 73.04 *
9.	11/2018	\$	\$ 86.51	\$ 76.67 *
10.	10/2018	\$	\$ 101.96	\$ 44.64
11.	9/2018	\$	\$ 106.94	\$ 35.33
12.	8/2018	\$	\$ 117.80	\$ 40.44

\* family visiting

Initials: \_\_\_\_/\_\_\_\_ Date: \_\_\_\_/\_\_\_\_