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Open Concept  
Floorplan

Located in the Area  
of Four Corners

VISUAL TOUR  
ONLINE

124BellaVeranoWay.com

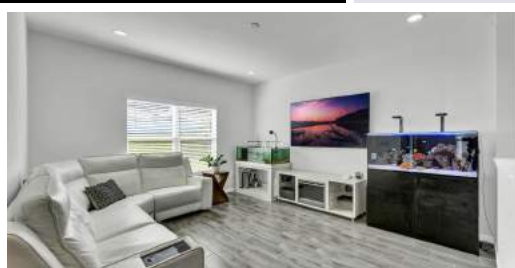
1 2 4 B E L L A V E R A N O W A Y ,  
D A V E N P O R T

For More Info, Text "HOME" to (855) 941-4327



## ABOUT THE PROPERTY

Located in the highly sought-after area of Four Corners in beautiful Bella Verano, this gorgeous one-story 4 bedroom 2.5 bathroom home could be your new perfect piece of paradise! You'll first notice the upgraded brick paver driveway. The entryway features tile flooring, tray ceilings, and neutral color palette. The first bedroom is the perfect space for a home office, guest room, fitness or virtual school center. The kitchen is to die for! ... Huge island with double sink, quartz countertops, recessed lighting, upgraded 42 inch cabinets, large closet pantry, and stainless steel appliances. There is also lots of room on the island for additional seating and space for guests to help prepare your summer barbecues! The dining area is conveniently located just off the kitchen. Sliding glass doors lead out to the recently screened-in covered patio with paved flooring! The gathering room just off the formal dining area features tile flooring, double windows for lots of natural light, and neutral color palette. Owner's suite boasts tray ceilings, recessed lighting, and en suite bath. Master bath has quartz counters, huge double vanities, and an enormous shower. And don't miss the huge walk in closet! The location is fantastic and centrally located to all the amenities! If you've been looking for the right location and the right home, this is it! Call today for your own private or virtual showing!



## PROPERTY DETAIL



4 BEDS



2.5 BATHS



1938  
SQ FT



2 CAR GARAGE



407.367.3921  
Orlando.ChooseThePriceGroup.com

6900 Turkey Lake Rd  
Ste 1-3  
Orlando, FL 32819

# 124 Bella Verano Way, *Special Features*

4 Bedrooms | 2.5 Baths | 1,938 Total Finished Square Feet | 2 Car Garage Attached

Open Concept Floorplan

Located in Highly Sought After Area of Four Corners

First Floor Living

## Entryway

- The oversized front door is framed with a sidelight, allowing for plenty of natural light
- Entryway features tiled flooring, tray ceilings, and a neutral color palette

## Kitchen and Dining Room

- Tiled flooring and a neutral color scheme continue into the kitchen
- Kitchen boasts quartz countertops, updated 42-inch cabinets, and stainless-steel appliances
- Refrigerator, range, built-in microwave, and dishwasher convey
- Recessed lighting brightens up the space
- The huge island hosts a double sink and offers plenty of space for additional seating
- The dining area is conveniently located just off the kitchen for ease of service
- A stunning light fixture hangs above the table and adds to the modern feel of the home
- Access the covered patio via the sliding glass doors in the dining area

## Gathering Room

- The dining area seamlessly transitions to the gathering room, allowing for great conversational flow
- Gathering Room offers tile flooring, recessed lighting, and a neutral color scheme
- Plenty of natural light flows inside through the large double windows
- This generously sized space is perfect for all your furniture

## Primary Bedroom and En Suite Full Bath

- Spacious owner's suite will easily accommodate all your bedroom furniture
- Stunning tray ceilings give the bedroom a sophisticated touch
- A large double window lets in refreshing natural light
- En suite bath hosts quartz countertops, two huge vanities with storage – each with a wall-to-wall mirror, recessed and sconce lighting, and tile flooring
- The separate water closet allows for privacy
- The enormous shower features upgraded honeycomb tile and shower inlets
- The huge walk-in closet offers more than enough space for all your clothing and personal belongings and provides access to the attic

### **Three Additional Bedrooms and Laundry Room**

- Situated towards the front of the home are the 3 spacious bedrooms
- Each bedroom features a large closet and natural light
- The first bedroom is the perfect space for a home office, guest room, or study area
- The second bedroom hosts an upgraded ceiling fan/light combo
- The third bedroom is adjacent to the laundry room
- Shelves are conveniently installed above the washer/dryer hook-ups in the laundry room

### **Full Bath**

- The full bath is easily accessible to the additional bedrooms
- Bathroom showcases a large vanity with quartz countertops, modern light fixtures, a huge mirror, and a shower/tub combo

### **Powder Room**

- The spacious powder room is perfect for accommodating guests and features a vanity, mirror, and pedestal sink

### **Outdoor Living**

- Beautifully landscaped, upgraded brick pavers lead you into the home
- This home features a recently screened-in covered patio with paved flooring - the perfect place to relax and entertain
- The patio can easily accommodate a grill and outdoor furniture

### **Property Features**

- Roof, HVAC, windows, and water heater are just 3 years old
- Attached, two-car garage with electric garage door opener
- Plenty of storage throughout home
- Just 5 minutes away from fantastic restaurants and shopping, 10 minutes away from an award-winning golf course, and 20 minutes away from area attractions

## 124 BELLA VERANO WAY, DAVENPORT, Florida 33897

Listing

06038315 124 BELLA VERANO WAY, DAVENPORT, FL 33897



**County:** Polk  
**Subdiv:** BELLA VERANO  
**Beds:** 4  
**Baths:** 2/1  
**Pool:** None  
**Property Style:** Single Family Residence  
**Lot Features:** Level/Flat, Sidewalks, Street Paved  
**Total Acreage:** 0 to less than 1/4  
**Minimum Lease Period:** 1-7 Days  
**Garage:** Yes **Attch:** Yes **Spcs:** 2  
**Garage/Parking Features:** Driveway, Garage Door Opener  
**New Construction:** No  
**Property Condition:** Completed  
**Builder Name:** Dream Finders  
**Builder Model:** Mulberry

**Status:** Active  
**Year Built:** 2019  
**Special Sale:** None  
**ADOM:** 0  
**CDOM:** 0

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

**Heated Area:** 1,938 SqFt / 180 SqM  
**Total Area:** 1,938 SqFt / 180 SqM

**Home Warranty Y/N:**  
**Flood Zone Code:** X  
**Total Annual Fees:** 691.00  
**Average Monthly Fees:** 57.58

Located in the highly sought-after area of Four Corners in beautiful Bella Verano, this gorgeous one-story 4 bedroom 2.5 bathroom home, could be your new perfect piece of paradise! You'll first notice the upgraded brick paver driveway. Tasteful exterior paint colors highlight the oversized front door and beautiful landscaping. Entry way features tile flooring, tray ceilings, and neutral color palette. The first bedroom is the perfect space for a home office, guest room, fitness or virtual school center. Full bathroom is easily accessible to the front bedrooms and features modern light fixtures, quartz countertops, and large shower/tub combo. The second bedroom also has a large closet and upgraded ceiling fan / light combo. The kitchen is to die for! ... Huge island with double sink, quartz countertops, recessed lighting, upgraded 42 inch cabinets, large closet pantry, and stainless steel appliances. There is also lots of room on the island for additional seating and space for guests to help prepare your summer barbecues! The dining area is conveniently located just off the kitchen. Sliding glass doors lead out to the recently screened-in covered patio with paved flooring - plenty of room for a grill and outdoor furniture! The gathering room just off the formal dining area features tile flooring, double windows for lots of natural light, and neutral color palette. The additional powder room just off the main living area is exceptionally spacious and provides privacy for guests and homeowner alike! Owner's suite boasts tray ceilings, recessed lighting, and en suite bath. Master bath has quartz counters, huge double vanities, enormous shower with upgraded honeycomb tile and shower inlet. And don't miss the huge walk in closet! The location is fantastic - just 3 minutes to your grocery store, 5 minutes to fantastic restaurants and shopping, 10 minutes to an award winning golf course, and just 20 minutes to Orlando's attractions! If you've been looking for the right location and the right home, this is it! Call today for your own private or virtual showing!

## Land, Site, and Tax Information

**Legal Desc:** BELLA VERANO PB 161 PG 47-52 LOT 78

**SE/TP/RG:** 25-25-26

**Subdivision #:** 999935

**Tax ID:** 26-25-25-999935-000780

**Taxes:** \$2,926

**Homestead:** Yes

**CDD:** No

**AG Exemption YN:**

**Add Parcel:** No

**# of Parcels:**

**Ownership:** Fee Simple

**SW Subd Condo#:**

**Development:**

**Flood Zone:** X

**Floors in Unit/Home:** One

**Bldg Name/#:**

**Book/Page:** 161-47-52

**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:** No

**Water View:** No

**Addl Water Info:**

**Zoning:** R

**Future Land Use:**

**Zoning Comp:**

**Tax Year:** 2021

**Annual CDD Fee:**

**Block/Parcel:** 11/00

**Front Exposure:** West

**Lot #:** 78

**Other Exemptions:**

**Additional Tax IDs:**

**Complex/Comm Name:**

**SW Subd Name:**

**Flood Zone Date:** 12/22/2016

**Floor #:**

**Total # of Floors:**

**Census Block:** 11

**MH Model:**

**Total Units:**

**Flood Zone Panel:** 12105C0100G

**Census Tract:** 124.13

**MH Width:**

**Lot Size Acres:** 0.13

**Monthly Rental Amount:**

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

**Lot Size:** 5,497 SqFt / 511 SqM

**End Date of Lease:**

**Waterfront Ft:** 0

**Water Name:**

**Water Extras:** No

## Interior Information

**A/C:** Central Air

**Heat/Fuel:** Central, Electric

**Heated Area Source:** Public Records

**Laundry Features:** Inside, Laundry Room

**Fireplace:** No

**Accessibility Features:**

**Utilities:** Cable Available, Electricity Available, Phone Available, Public, Sewer Available, Street Lights, Water Available

**Water:** Public

**# of Wells:**

**Additional Rooms:**

**Flooring Covering:** Carpet, Tile

**Security Feat:** Secured Garage / Parking, Security System

**Total Area Source:** Public Records

**Window Features:** Blinds

**Furnished:** Optional

**Sewer:** Public Sewer

**# of Septics:**



**Interior Feat:** Built in Features, Ceiling Fans(s), High Ceiling(s), Kitchen/Family Room Combo, Living Room/Dining Room Combo, Master Bedroom Main Floor, Open Floorplan, Solid Surface Counters, Split Bedroom, Thermostat, Tray Ceiling(s), Walk-In Closet(s)

**Appliances Incl:** Dishwasher, Disposal, Dryer, Microwave, Range, Washer

Room Type	Level	Approx Dim	Flooring
Living Room	First	14x12	Tile
Kitchen	First	17x10	Tile
Master Bedroom	First	14x12	Carpet
Master Bathroom	First	9x9	Tile
Bedroom 2	First	12x10	Carpet
Bedroom 3	First	11x10	Carpet
Bedroom 4	First	10x10	Carpet
Bathroom 2	First	4x7	Tile
Bathroom 3	First	6x9	Tile
Balcony/Porch/Lanai	First	9x8	Concrete

#### Features

Closet Pantry, Dual Sinks, Island, Other - Specify In Remarks, Pantry  
En Suite Bathroom, Walk-In Closet(s)  
Walk-In Closet(s)  
Ceiling Fan(s)

#### Exterior Information

##### Other Structures:

**Ext Construction:** Stucco

**Roof:** Shingle

**Foundation:** Slab

**Property Attached Y/N:**

**Garage Dim:**

##### Property Description:

**Architectural Style:** Contemporary, Other

**Ext Features:** Irrigation System, Lighting, Rain Gutters, Sidewalk, Sliding Doors, Sprinkler Metered

##### Other Equipment:

**Patio And Porch Features:** Covered, Porch, Rear Porch, Screened

**Pool:** None

**Pool Dimensions:**

##### Spa and Features:

**Pool Features:**

**Vegetation:**

**View:**

**Farm Type:**

**Horse Amenities:**

**# of Stalls:**

**Road Surface Type:** Paved

**Road Responsibility:**

**Barn Features:**

**Fencing:**

**# Paddocks/Pastures:**

#### Green Features

##### Disaster Mitigation:

**Indoor Air Quality:**

**Green Energy Features:**

**Green Energy Generation:**

**Green Water Features:**

**Green Landscaping:**

**Green Sustainability:**

#### Community Information

**Community Features:** Park, Playground, Sidewalk

**Association Amenities:** Park, Playground

**HOA / Comm Assn:** Yes

**HOA Fee:** \$173

**Monthly HOA Amount:** \$58

**Condo Fee:**

**Housing for Older Per:** No

**Affidavit:**

**Max Pet Wt:**

**Elementary School:**

**HOA Pmt Sched:** Quarterly

**Other Fee:**

**Monthly Condo Fee:**

**Expire/Renewal Date:**

**Pet Restrictions:** Buyer to verify with HOA

**Middle School:** [Citrus Ridge](#)

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

**FCRH Website Y/N:**

**High School:**

[Davenport High School](#)

**Building Elevator Y/N:**

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

**Can Property be Leased:** Yes

**Association Approval Required:** Yes

**Lease Restrictions:** Yes

**Minimum Lease Period:** 1-7 Days

**Approval Process:** Buyer to verify with HOA

**Additional Lease Restrictions:** Buyer to verify with HOA

**Amenities w/Addnl Fees:** Buyer to verify with HOA

#### Photos



Welcome Home! 124 Bella  
Verano Way



Front of Home - Beautifully  
landscaped, upgraded brick  
pavers lead you into the home



Front of Home - Attached, two-  
car garage with electric garage  
door opener

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**Foyer - The oversized front door is framed with a sidelight, allowing for plenty of natural light Entryway features tiled flooring, tray ceilings, and a neutral color palette**



**Kitchen - Tiled flooring and a neutral color scheme continue into the kitchen**



**Kitchen - Kitchen boasts quartz countertops, updated 42-inch cabinets, and stainless-steel appliances**



**Kitchen - Refrigerator, range, built-in microwave, and dishwasher convey Recessed lighting brightens up the space**



**Kitchen - The huge island hosts a double sink and offers plenty of space for additional seating**



**Dining Area - The dining area is conveniently located just off the kitchen for ease of service**



**Gathering Room - Gathering Room offers tile flooring, recessed lighting, and a neutral color scheme and Plenty of natural light flows inside through the large double windows**



**Primary Bedroom - Spacious owner's suite will easily accommodate all your bedroom furniture and the stunning tray ceilings give the bedroom a sophisticated touch**



**Primary Bedroom - A large double window lets in refreshing natural light**



**En Suite Full Bath - En suite bath hosts quartz countertops, two huge vanities with storage - each with a wall-to-wall mirror, recessed and scone lighting, and tile flooring**



**En Suite Full Bath - The enormous shower features upgraded honeycomb tile and shower inlets**



**The huge walk-in closet offers more than enough space for all your clothing and personal belongings and provides access to the attic**





**First Additional Bedroom - Each bedroom features a large closet and natural light**



**First Additional Bedroom - The first bedroom is the perfect space for a home office, guest room, or study area**



**Second Additional Bedroom - Each bedroom features a large closet and natural light**



**Second Additional Bedroom - The second bedroom hosts an upgraded ceiling fan/light combo**



**Third Additional Bedroom - The third bedroom is adjacent to the laundry room**



**Third Additional Bedroom**



**Laundry Room - Shelves are conveniently installed above the washer/dryer hook-ups in the laundry room**



**Full Bathroom - Bathroom showcases a large vanity with quartz countertops, modern light fixtures, a huge mirror, and a shower/tub combo**



**Powder Room - The spacious powder room is perfect for accommodating guests and features a vanity, mirror, and pedestal sink**



**This home features a recently screened-in covered patio with paved flooring - the perfect place to relax and entertain**



**The patio can easily accommodate a grill and outdoor furniture**



**Backyard**



**Backyard**



**Backyard**



**Backyard**

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**Backyard**



**Aerial View of the Home**



**Aerial View of the Home**



**Aerial View of the Home**



**Aerial View of the Home**



**Aerial View of the Home**



**Aerial View of the Home**



**Aerial View of the Home**



**Aerial View of the Home**



**Floorplan**

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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: 124 Bella Verano Way  
Davenport FL 33897 (the "Property")

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

	<u>Yes</u>	<u>No</u>	<u>Don't Know</u>
<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Is seawall, if any, and dockage, if any, structurally sound?	<input checked="" 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 type="checkbox"/>	<input checked="" 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).

	<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	<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? 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 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) Are there or have there been any defects to the water system, septic system, drain fields or wells?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) Have there been any plumbing leaks since you have owned the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(h) Are any polybutylene pipes on the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(i) If any answer to questions 4(b), 4(c), and 4(e) - 4(h) 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 3 _____ 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 checked="" type="checkbox"/>	<input 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 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 7(a) - 7(b) is yes, please explain: _____			

	<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.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<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.			
(b) Are there any proposed changes to any of the restrictions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, is there a right of entry? <input type="checkbox"/> yes <input type="checkbox"/> no			
(h) Are access roads <input type="checkbox"/> private <input checked="" type="checkbox"/> public? If private, describe the terms and conditions of the maintenance agreement: _____			
_____			
(i) If any answer to questions 8(a) - 8(g) is yes, please explain: _____			
_____			
<b>9. Environmental</b>			
(a) Was the Property built before 1978?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<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 9(b) - 9(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) Is the Property subject to any Property Assessed Clean Energy (PACE) assessment per Section 163.08, Florida Statutes?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) 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"/>
(e) Have you ever had any claims filed against your homeowner's Insurance policy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



- |  |                          |                                     |                          |
|--|--------------------------|-------------------------------------|--------------------------|
| (f) Are there any zoning violations or nonconforming uses?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (g) Are there any zoning restrictions affecting improvements or replacement of the Property?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (h) Do any zoning, land use or administrative regulations conflict with the existing use of the Property?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (i) Do any restrictions, other than association or flood area requirements, affect improvements or replacement of the Property?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (j) Are any improvements located below the base flood elevation?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (k) Have any improvements been constructed in violation of applicable local flood guidelines?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (l) Have any improvements to the Property, whether by your or by others, been constructed in violation of building codes or without necessary permits?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (m) 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"/> |
| (n) 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"/> |
| (o) If any answer to questions 10(a) - 10(n) 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:** \_\_\_\_\_

**Seller:** \_\_\_\_\_ / \_\_\_\_\_ **Date:** \_\_\_\_\_  
(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)

## UTILITY PROVIDERS AND 12 MONTH HISTORY

Trash Pick Up Company: Polk County

Days of Week for Trash Pick Up: Friday

Recycling Pick Up Company: Monday

Days of Week for Recycling Pick Up: 1

Cable Provider: Youtube TV

Internet Provider: Frontier

Phone Provider: \_\_\_\_\_

Water Company: Polk County

Sewer or Septic? Sewer

Gas/Electric Company: Duke Energy

If all electric, is gas available? No

If you have a fireplace, is it gas or wood burning? \_\_\_\_\_

Month/Year (Please cite 12 most recent months)	Gas Bill Amounts	Electric Bill Amounts	Water/Sewer Amounts
1. April 2022	\$	\$ 116.46	\$ 95.58
2. May 2022	\$	\$ 135.10	\$ 86.58
3. June 2022	\$	\$ 178.62	\$ 94.28
4.	\$	\$	\$
5.	\$	\$	\$
6.	\$	\$	\$
7.	\$	\$	\$
8.	\$	\$	\$
9.	\$	\$	\$
10.	\$	\$	\$
11.	\$	\$	\$
12.	\$	\$	\$