



THE PRICE GROUP

SELL • BUY • BUILD • INVEST • CAREER

**Tucked in the Quiet
Community of Silver Creek**

Open Concept Floorplan

**Breathtaking
Waterfront Views**

**VISUAL TOUR
ONLINE**

1 7 3 6 1 WOODCREST WAY
CLERMONT

For More Info, Text "HOUSE" to 855.941.4327



ABOUT THE PROPERTY

Tucked away in the quiet community of Silver Creek, you will find this Four Corners Gem! With beautiful curb appeal, the spacious covered front porch leads into the grand entryway with tasteful color palette, large transom window, and elegant light fixture. Bright kitchen features modern backsplash and the double sink overlooks a window for plenty of natural light. There is a breakfast nook conveniently just off the kitchen for ease of service. The main living area has a ceiling fan to keep you nice and cool and you just won't believe the beautiful water view! Large sliding doors lead out to the crystal-clear, screen-enclosed, private pool with a large pool deck to accommodate all your outdoor furniture and even a grill. (Pool pump was replaced in 2020!) The owner's suite is conveniently located on the first floor and features plush carpet, two large windows, ceiling fan, en suite bath and huge walk-in closet. En suite bath has a large walk-in shower, separate garden tub, tons of counter space, and private water closet. Additionally, the first floor has a generously sized powder bathroom for your guests, and interior utility room. Heading upstairs, you will find the additional 3 bedrooms - each of which have ceiling fans, plush carpet, and lots of natural light. With a newer (2020) roof and solar panels for energy efficiency this is your perfect opportunity to own a piece of Clermont's best location! The HOA covers not only your wifi, cable, and trash, it also includes all exterior maintenance, annual pressure washing of your driveway and exterior paint every five years. This is an excellent investment opportunity, or your own private residence. Don't miss your chance!



PROPERTY DETAIL



4 BEDS



2.5 BATHS



2,026 TOTAL
SQ FT



2-CAR GARAGE



407.367.3921
Orlando.ChooseThePriceGroup.com

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

17631 Woodcrest Way, *Special Features*

4 Bedrooms | 2.5 Baths | 2,026 Square Feet | 2-Car Garage

Tucked in the Quiet Community of Silver Creek

Open Concept Floorplan

Breathtaking Waterfront Views

Foyer

- Soaring ceilings and an elegant light fixture welcome you into the home
- Natural light cascades in from the enormous transom window
- The laundry room is situated off the foyer and is outfitted with shelving

Eat-In Kitchen

- The kitchen offers plenty of cabinetry and countertop space
- Appliances covey with the property for move-in ready convenience
- The kitchen is highlighted with gorgeous backsplash
- A pantry provides additional storage space
- Overhead lighting and large windows brighten up the space
- Two stylish wall cut-outs allow for a conversational flow between the kitchen, dining room, and family room

Dining Room, Family Room, & Guest Bath

- The open floorplan is great for entertaining family and friends
- Large windows invite refreshing natural light into both spaces
- These spacious rooms will easily accommodate all your furniture
- The vaulted ceiling makes the rooms feel even larger
- A stunning light fixture hangs above the dining table
- A ceiling fan keeps the family room cool and comfortable
- Sliding glass doors provide access to the crystal-clear, screen-enclosed, private pool with a large pool deck
- The guest bath features a single vanity with storage and a large mirror

Owners' Suite and En Suite Full Bath

- Grand double doors welcome you into the owners' suite
- The spacious owners' suite will easily accommodate all your bedroom furniture
- The bedroom is equipped with an overhead fan
- Two windows provide breathtaking views of the pool and pond
- The huge walk-in closet offers plenty of space for personal belongings
- The en suite bath hosts an oversized vanity with storage, a large mirror, and sconce lighting
- Enjoy a nice bath in the relaxing garden tub
- The separate walk-in shower hosts a retractable showerhead
- A water closet allows for privacy

Second Level: Three Additional Bedrooms & Full Bath

- Each bedroom features an overhead fan
- Neutral colors and lush carpeting are great for homebuyers
- The bedrooms are equipped with sizable closets
- The bedroom windows offer natural light and spectacular views
- The full bath showcases a large vanity, sconce lighting, and shower/tub combo

Outdoor Living & Additional Features

- Beautiful landscaping makes for excellent curb appeal
- The driveway leads to the attached 2-car garage
- The front porch is covered and well-lit
- The large, covered pool deck offers an overhead fan with light fixture and plenty of space for outdoor furniture
- Cool off with family and friends in the refreshing screen enclosed pool
- The pool area is equipped with a child safety gate
- Pool pump replaced in 2020
- Solar paneled roof replaced in 2020
- The HOA covers your wifi, cable, trash, all exterior maintenance, annual pressure washing of your driveway, and exterior paint every five years

Cross Property 360 Property View

17631 WOODCREST WAY, CLERMONT, Florida 34714

Listing

For Current Price
Call 407.367.3921

O6079044 17631 WOODCREST WAY, CLERMONT, FL 34714



County: Lake

Status: Active

Subdiv: SILVER CREEK SUB

Beds: 4

Baths: 2/1

Pool: Private

Property Style: Single Family Residence

Total Acreage: 0 to less than 1/4

Minimum Lease Period: 1-7 Days

Garage: Yes **Attch:** Yes **Spes:** 2

Garage/Parking Features: Driveway, Garage Door Opener, Ground Level

Year Built: 2005

Special Sale: None

Pets: Yes

Max Times per Yr:

Carport: No **Spes:**

Heated Area: 2,026 SqFt / 188 SqM

Total Area: 2,026 SqFt / 188 SqM

New Construction: No

Total Annual Assoc Fees: \$2,436.00

Average Monthly Fees: \$203.00

Flood Zone Code: X

Tucked away in the quiet community of Silver Creek, you will find this Four Corners Gem! With beautiful curb appeal, the spacious covered front porch leads into the grand entryway with tasteful color palette, large transom window, and elegant light fixture. Bright kitchen features modern backsplash and the double sink overlooks a window for plenty of natural light. There is a breakfast nook conveniently just off the kitchen for ease of service. The main living area has a ceiling fan to keep you nice and cool and you just won't believe the beautiful water view! Large sliding doors lead out to the crystal-clear, screen-enclosed, private pool with a large pool deck to accommodate all your outdoor furniture and even a grill. (Pool pump was replaced in 2020!) The owner's suite is conveniently located on the first floor and features plush carpet, two large windows, ceiling fan, en suite bath, and huge walk-in closet. En suite bath has a large walk-in shower, separate garden tub, tons of counter space, and private water closet. Additionally, the first floor has a generously sized powder bathroom for your guests, and interior utility room. Heading upstairs, you will find the additional 3 bedrooms - each of which have ceiling fans, plush carpet, and lots of natural light. With a newer (2020) roof and solar panels for energy efficiency, this is your perfect opportunity to own a piece of Clermont's best location! The HOA covers not only your wifi, cable, and trash, it also includes all exterior maintenance, annual pressure washing of your driveway, and exterior paint every five years. This is an excellent investment opportunity, or your own private residence. Don't miss your chance!

Land, Site, and Tax Information

Legal Desc: SILVER CREEK PB 47 PG 61-63 LOT 26 ORB 5115 PG 2031

SE/TP/RG: 25-24S-26E

Subdivision #: 1900

Tax ID: [25-24-26-1900-000-02600](#)

Taxes: \$4,132

Homestead: No

Zoning: PUD

Future Land Use:

Zoning Comp:

Tax Year: 2021

AG Exemption YN:

CDD: No **Annual CDD Fee:**

Complex/Comm Name:

Flood Zone Date: 12/18/2012

Floor #:

Census Block: 03

Bldg Name/#:

Total Units:

Lot Size Acres: 0.13

Block/Parcel: 000

Front Exposure: Southeast

Lot #: 26

Other Exemptions:

Flood Zone Panel: 12069C0750E

Planned Unit Dev:

Census Tract: 313.14

Lot Size: 5,500 SqFt / 511 SqM

Interior Information

A/C: Central Air

Heat/Fuel: Central, Electric

Utilities: Cable Available, Cable Connected, Electricity Available, Electricity

Connected, Public, Sewer Available, Sewer Connected, Street Lights, Water

Available, Water Connected

Sewer: Public Sewer

Water: Public

Fireplace: No

Heated Area Source: Public Records

Appliances Incl: Dishwasher, Disposal, Microwave, Range,

Refrigerator

Flooring Covering: Carpet, Tile

Interior Feat: Built in Features, Ceiling Fans(s), Eating Space In

Kitchen, High Ceiling(s), Living Room/Dining Room Combo, Master

Bedroom Main Floor, Thermostat, Vaulted Ceiling(s)

Room Type	Level	Approx Dim	Flooring
Kitchen	First	9x9	Tile
Dinette	First	5x8	Tile
Living Room	First	19x16	Carpet
Dining Room	First	7x9	Carpet
Master Bedroom	First	17x19	Carpet
Master Bathroom	First	14x19	Tile
Bedroom 2	Second	12x11	Carpet
Bedroom 3	Second	11x11	Carpet
Bedroom 4	Second	12x10	Carpet

Features

Pantry

Ceiling Fan(s)

Ceiling Fan(s), En Suite Bathroom, Walk-In Closet(s)

Ceiling Fan(s)

Ceiling Fan(s)

Ceiling Fan(s)

Exterior Information

Ext Construction: Stucco

Roof: Shingle

Property Description:

Ext Features: Lighting, Rain Gutters, Sidewalk, Sliding Doors

Pool: Private

Pool Dimensions:

Pool Features: Child Safety Fence, In Ground, Screen Enclosure

Patio And Porch Features:

Foundation: Slab

Garage/Parking Features: Driveway, Garage Door Opener, Ground Level

Garage Dim:

Architectural Style:

Spa:

Road Surface Type: Concrete, Paved
Road Responsibility: Public Maintained Road

Green Features

Disaster Mitigation:

Green Water Features:

Community Information

Fee Includes: Cable TV, Internet, Maintenance Exterior, Maintenance Grounds, Maintenance Repairs, Other, Trash

HOA / Comm Assn: Yes

HOA Pmt Sched: Quarterly

Assn/Manager Name: Josh Rinken

Assn/Manager Phone: 352-366-0234

Master Assn/Name: No

Condo Fee:

Max Pet Wt:

Elementary School:

Association Approval Required: No

Lease Restrictions: No

Approval Process: Buyer to verify with HOA

Additional Lease Restrictions: Buyer to verify with HOA

Amenities w/Addnl Fees: Buyer to verify with HOA

HOA Fee: \$609.00 / Required

Mo Maint\$(add HOA):

Assn/Manager Email: josh@hoaemt.com

Assn/Manager URL: www.hoaemt.com

Master Assn Fee:

Other Fee:

Pet Restrictions: Buyer to verify with HOA

Middle School:

Years of Ownership Prior to Leasing Required: No

Master Assn Ph:

Housing for Older Per: No

High School: [East Ridge High](#)

Realtor Information

List Agent: [Jackie Isham](#)

List Agent E-mail: jackie@kwpricegroup.com

List Office: [KELLER WILLIAMS CLASSIC](#)

List Agent ID: 261221270

List Agent Fax: 407-292-5090

List Office Fax: 407-292-5090

List Agent Direct: 407-230-2711

List Agent Cell: 407-230-2711

Call Center #:

List Office ID: 261016427

List Office Phone: 407-292-5400

Representation: Seller Represented

Occupant Type: Owner

Owner: OF RECORD

Financing Avail: Cash, Conventional, FHA, VA Loan

Dual Variable Compensation: No

Single Agent: 2.5%

Realtor Info: As-Is

Confidential Info:

Showing Instructions: Appointment Only, Lock Box Electronic, See Remarks, Use ShowingTime Button

Driving Directions: From Four Corners, head south on US-27 S toward Margaux Dr/Sawgrass Bay Blvd. Turn left onto Woodcrest Way. Destination will be on the left.

Realtor Remarks: Easy to show - sellers request a two hour notice if at all possible please. Buyer to verify all measurements and HOA restrictions. Please download & include all attachments before submitting an offer. Please submit the offer on most current AS IS Contract with Proof of Funds or Pre-Approval Letter (30 Days or less) PDF (not via Dotloop) to jackie@kwpricegroup.com. Please send a courtesy text to listing agent: 407-230-2711 when offer is submitted. Minimum \$3,000 for financed purchase; minimum \$8,000 for cash purchase Escrow Deposit required. Frequently asked questions: Roof 2020; solar panels are owned; pool pump: 2020. Please note washer and dryer do NOT convey. Thanks for showing and thank you in advance for providing feedback!

Listing Service Type: Full Service

Owner Phone:

Listing Type: Exclusive Agency

Non-Rep: \$1

Trans Broker: 2.5%

Seller's Preferred Closing Agent

Closing Agent Name: Molly Fisk

Email: Molly.Fisk@fnf.com

Address: 7208 W Sand Lake Rd Ste 102 Orlando, Florida 32819

Closing Company Name: Fidelity National Title of Florida, Inc.

Phone: 407-370-0027

Fax: 407-370-0029

Photos



Welcome to your next home
sweet home



Tucked in the quiet community
of Silver Creek



Beautiful landscaping makes
for excellent curb appeal



The driveway leads to the attached 2-car garage



The front porch is covered and well-lit



Soaring ceilings and an elegant light fixture welcome you into the home



The laundry room is situated off the foyer and is outfitted with shelving



Plenty of space for a dining table and chairs



Overhead lighting and large windows brighten up the space



The kitchen offers plenty of cabinetry and countertop space



Appliances covey with the property for move-in ready convenience



The kitchen is highlighted with gorgeous backsplash



Two stylish wall cut-outs allow for a conversational flow between the kitchen, dining room, and family room



The open floorplan is great for entertaining family and friends



Large windows invite refreshing natural light into both spaces



Sliding glass doors provide access to the crystal-clear, screen-enclosed, private pool with a large pool deck



The vaulted ceiling makes the rooms feel even larger



A ceiling fan keeps the family room cool and comfortable



The guest bath features a single vanity with storage and a large mirror



Grand double doors welcome you into the spacious owners' suite



Two windows provide breathtaking views of the pool and pond



The en suite bath hosts an oversized vanity with storage, a large mirror, and sconce lighting



The separate walk-in shower hosts a retractable showerhead



Enjoy a nice bath in the relaxing garden tub



Each bedroom features an overhead fan



The bedroom windows offer natural light and spectacular views



Neutral colors and lush carpeting are great for homebuyers



The full bath showcases a large vanity, sconce lighting, and shower/tub combo



The large, covered pool deck offers an overhead fan with light fixture and plenty of space for outdoor furniture



Cool off with family and friends in the refreshing pool



The pool has a screen enclosure



The pool area is equipped with a child safety gate



Pool pump replaced in 2020



Pool deck offers space for furniture and even a grill



Solar paneled roof replaced in 2020



Breathtaking waterfront views



Enjoy a peaceful visit to the adjacent pond



The HOA covers your wifi, cable, trash, all exterior maintenance, annual pressure washing of your driveway, and exterior paint every five years



Ariel view of property



Ariel view of property



Ariel view of property



Ariel view of property



Ariel view of property



Ariel view of property



Ariel view of property



Ariel view of property

Seller's Property Disclosure – Residential

Notice to Licensee and Seller: Only 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 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: 17631 Woodcrest Way
Clermont FL 34714 (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
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 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" 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: _____			
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 type="checkbox"/>	<input checked="" 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 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: _____			

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

Seller _____ and Buyer ☐ ☐ acknowledge receipt of a copy of this page, which is Page 1 of 5.

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	Yes	No	Don't Know
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			
(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 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 type="checkbox"/>
(h) If any answer to questions 4(b), 4(c), and 4(e) - 4(g) is yes, please explain:			
<hr/>			
5. Roof and Roof-Related Items			
(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 <u>2</u> years OR date installed <u>DEC 2020</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(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"/>
<hr/>			
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): <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	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Has an in-ground pool on the Property been demolished and/or filled?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>			
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?	<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:			
<hr/>			
<hr/>			

Seller
SPDR-and Buyer ☐ ☐ acknowledge receipt of a copy of this page, which is Page 2 of 5.

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8. Homeowners' Association Restrictions; Boundaries; Access Roads

- (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?
- (c) Are any driveways, walls, fences, or other features shared with adjoining landowners?
- (d) Are there any encroachments on the Property or any encroachments by the Property's improvements on other lands?
- (e) Are there boundary line disputes or easements affecting the Property?
- (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)?
- (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? ☐ yes ☐ no
- (h) Are access roads ☐ private ☐ public? If private, describe the terms and conditions of the maintenance agreement: _____

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

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

9. Environmental

- (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?
- (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?
- (d) Are any mangroves, archeological sites, or other environmentally sensitive areas located on the Property?
- (e) If any answer to questions 8(b) - 8(d) is yes, please explain: _____

**10. Governmental, Claims and Litigation**

- (a) Are there any existing, pending or proposed legal or administrative claims affecting the Property?
- (b) Are you aware of any existing or proposed municipal or county special assessments affecting the Property?
- (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?
- (d) Have you ever had any claims filed against your homeowner's Insurance policy?
- (e) Are there any zoning violations or nonconforming uses?



Seller

SPDR-Z REV 9/10

d Buyer ☐ ☐ 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:

Seller:

This version of the Sellers Disclosure has sellers' signatures redacted. Please download and sign the original Sellers Disclosure found on the MLS.

(print)

(signature)

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

Buyer:

(signature)

(print)

Date:

Buyer:

(signature)

(print)

Date:

Seller
SPDR:

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

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This version of the HOA Disclosure has
sellers' signatures redacted. Please
download and sign the original HOA
Disclosure found on the MLS.

Comprehensive Rider to the Residential Contract For Sale And Purchase

THIS FORM HAS BEEN APPROVED BY THE FLORIDA REALTORS AND THE FLORIDA BAR



When initialed by all parties, the parties acknowledge that the disclosure set forth below was provided to Buyer prior to execution of the Florida Realtors/Florida Bar Residential Contract For Sale and Purchase between the parties and the clauses below will be incorporated therein:

_____(SELLER)
and _____(BUYER)
concerning the Property described as 17631 woodcrest way
Clermont FL 34714

Buyer's Initials _____

Seller's Initials _____

B. HOMEOWNERS' ASSOCIATION/COMMUNITY DISCLOSURE

PART A. DISCLOSURE SUMMARY

IF THE DISCLOSURE SUMMARY REQUIRED BY SECTION 720.401, FLORIDA STATUTES, HAS NOT BEEN PROVIDED TO THE PROSPECTIVE PURCHASER BEFORE EXECUTING THIS CONTRACT FOR SALE, THIS CONTRACT IS VOIDABLE BY BUYER BY DELIVERING TO SELLER OR SELLER'S AGENT OR REPRESENTATIVE WRITTEN NOTICE OF THE BUYER'S INTENTION TO CANCEL WITHIN 3 DAYS AFTER RECEIPT OF THE DISCLOSURE SUMMARY OR PRIOR TO CLOSING, WHICHEVER OCCURS FIRST. ANY PURPORTED WAIVER OF THIS VOIDABILITY RIGHT HAS NO EFFECT. BUYER'S RIGHT TO VOID THIS CONTRACT SHALL TERMINATE AT CLOSING.

BUYER SHOULD NOT EXECUTE THIS CONTRACT UNTIL BUYER HAS RECEIVED AND READ THIS DISCLOSURE.

Disclosure Summary For Silver Creek

(Name of Community)

1. AS A BUYER OF PROPERTY IN THIS COMMUNITY, YOU WILL BE OBLIGATED TO BE A MEMBER OF A HOMEOWNERS' ASSOCIATION ("ASSOCIATION").
2. THERE HAVE BEEN OR WILL BE RECORDED RESTRICTIVE COVENANTS ("COVENANTS") GOVERNING THE USE AND OCCUPANCY OF PROPERTIES IN THIS COMMUNITY.
3. YOU WILL BE OBLIGATED TO PAY ASSESSMENTS TO THE ASSOCIATION. ASSESSMENTS MAY BE SUBJECT TO PERIODIC CHANGE. IF APPLICABLE, THE CURRENT AMOUNT IS \$ 609 PER quarter. YOU WILL ALSO BE OBLIGATED TO PAY ANY SPECIAL ASSESSMENTS IMPOSED BY THE ASSOCIATION. SUCH SPECIAL ASSESSMENTS MAY BE SUBJECT TO CHANGE. IF APPLICABLE, THE CURRENT AMOUNT IS \$ _____ PER _____.
4. YOU MAY BE OBLIGATED TO PAY SPECIAL ASSESSMENTS TO THE RESPECTIVE MUNICIPALITY, COUNTY, OR SPECIAL DISTRICT. ALL ASSESSMENTS ARE SUBJECT TO PERIODIC CHANGE.
5. YOUR FAILURE TO PAY SPECIAL ASSESSMENTS OR ASSESSMENTS LEVIED BY A MANDATORY HOMEOWNERS' ASSOCIATION COULD RESULT IN A LIEN ON YOUR PROPERTY.
6. THERE MAY BE AN OBLIGATION TO PAY RENT OR LAND USE FEES FOR RECREATIONAL OR OTHER COMMONLY USED FACILITIES AS AN OBLIGATION OF MEMBERSHIP IN THE HOMEOWNERS' ASSOCIATION. IF APPLICABLE, THE CURRENT AMOUNT IS \$ _____ PER _____.
7. THE DEVELOPER MAY HAVE THE RIGHT TO AMEND THE RESTRICTIVE COVENANTS WITHOUT THE APPROVAL OF THE ASSOCIATION MEMBERSHIP OR THE APPROVAL OF THE PARCEL OWNERS.
8. THE STATEMENTS CONTAINED IN THIS DISCLOSURE FORM ARE ONLY SUMMARY IN NATURE, AND, AS A PROSPECTIVE PURCHASER, YOU SHOULD REFER TO THE COVENANTS AND THE ASSOCIATION GOVERNING DOCUMENTS BEFORE PURCHASING PROPERTY.
9. THESE DOCUMENTS ARE EITHER MATTERS OF PUBLIC RECORD AND CAN BE OBTAINED FROM THE RECORD OFFICE IN THE COUNTY WHERE THE PROPERTY IS LOCATED, OR ARE NOT RECORDED AND CAN BE OBTAINED FROM THE DEVELOPER.

DATE

BUYER

DATE

BUYER

