

**S4657317****273 HIDDEN SPRINGS CIR, KISSIMMEE**

**County:** Osceola County    **Zip Code:** 34743-6122    **Unit #:**    **Status:** Active  
**Sub. Name:** CYPRESS LAKES PH 3    **List Price:** \$79,900  
**Beds:** 2    **Baths:** 2    **SqFt Heated:** 1,108    **Low Price:**  
**Pool:** Y - In Ground    **Year Built:** 1990  
**Property:** Single Family Home    **Special Sale Prov:** REO/Bank Owned  
**Total Acreage:** Up to 10889 Sq. Ft.    **Total Building Sq Ft:** 1650    **ADOM:** 22  
**Water:** N    **Type/Name:**    **CDOM:** 22  
**Location:** Sidewalk, Street Paved

GREAT POOL HOME WITH AWESOME POTENTIAL!! THIS HOME SITS ON A NICE SIZED CORNER LOT WITH FENCED YARD AND FEATURES 2 BEDROOMS AND 2 FULL BATHS. LIV/DIN ROOM COMBO, EATING SPACE IN THE KITCHEN, VAULTED CEILING AND PASS THRU BAR FROM THE KITCHEN INTO THE DINING ROOM. THE SLIDING DOORS LEAD TO A LARGE SCREENED IN PATIO WITH POOL. A LITTLE ELBOW GREASE WILL GO A LONG WAY!!! PERFECT FOR INVESTORS!!

**Land, Site and Tax Information**

**SE/TP/RG:** 06-25-30    **Subdivision #:** 2908    **Section #:**    **Block/Parcel:** 0306    **Front Exposure:**  
**Tax ID:** 06 25 30 2908 0306 0010    **Alt.Key/Folio#:**    **Additional Parcel:**    **Mill Rate:** 14.5785    **Lot #:** 0010  
**Taxes:** \$2,812.00    **Tax Year:** 2008    **Homestead:**    **Other Exemptions:**    **CDD:**    **Annual CDD Fee:**  
**Legal Description:** CYPRESS LAKES PHASE 3 PB 6 PG 67-68 BLK 306 LOT 1  
**Ownership:** Fee Simple    **Complex/Community Name:**    **Book/Page:** 0006/0067    **Floor #:**  
**MH Make:**    **Zoning:** OPUD    **Future Land Use:** 0111    **Zoning Comp.:**    **Min Lease:**    **Lease # Per Year:**  
**Lot Dimensions:** 66.0X118.0    **Lot Size(Acres):** 0.18    **Lot Size(SqFt):** 7,683    **Max Pet Weight:**  
**Waterfront Name:**    **WaterFront Type:**    **Water View:**  
**Waterfront Extras:**    **Water Frontage:**

**Interior Information**

**Living Room:** 20X15    **Master Br.:** 14X11    **5th Bedroom:**    **Great Room:**    **SqFt Source:** Public records  
**Family Room:**    **2nd Bedroom:** 14X11    **Studio:**    **Air Conditioning:** Central  
**Kitchen:** 13X10    **3rd Bedroom:**    **Dinette:**    **Heat & Fuel:** Fuel - Electric  
**Dining Room:**    **4th Bedroom:**    **Bonus Room:**    **Floor Covering:** Laminate,Ceramic Tile  
**Fireplace:** N -    **Balcony/Porch:**    **Security System:**  
**Utilities Data:** Public Utilities  
**Interior Layout:** Eating Space in Kitchen,Living/Dining Room Combo  
**Interior Features:** Blinds/Sh,Cath/Vaul Ceil,Ceiling Fan(s)  
**Master Bath:** Tub with Shower  
**Appliances Incl:**  
**Kitchen:** Breakfast Bar    **Additional Rooms:**

**Exterior Information**

**Ext. Construction:** Block,Stucco    **Style:**    **Pool:** In Ground  
**Exterior Features:** Fenced,Patio/Porch Screened,Sliding Doors  
**Garage/Carpport:** 2 Car Garage,Attached    **Roof:** Shingle

**Community Information**

Community Features:

Maintenance Includes:

Housing for Older Persons:

HOA Fee Required: N    HOA Fee:

FCHR Website Y/N:

HOA Payment Schedule:

Expire/Renewal Date:

Mo.Maint.\$(addition to HOA):

Elementary School:

Middle School:

High School:

**Realtor Info**

**List Agent:** SUSAN JACKOVICH    **Agent ID:** 261092097    **Agent Direct:** 407-488-8435  
**Sales Team:**    **E-mail:** sjackovich@hotmail.com    **Agent 2 Phone:**  
**Office:** KELLER WILLIAMS REALTY    **Office ID:** 59811    **Agent Fax:** 407-957-5299  
**List Date:** 08/26/2009    **Original Price:** \$79,900    **LP/SqFt:** \$72.11    **Agent Pager/Cell:**  
**Contract:**    **Previous Price:**    **SP/SqFt:**    **Office Phone:** 407-207-0825  
**Exp. Clsq Date:**    **Price Change:**    **LP/SP Ratio:**    **Office Fax:** 407-207-0826  
**Sold Date:**    **Sold Price:**    **Owner:** OF RECORD    **Owner Phone:**  
**Off-Market:**    **Days to Contract:**    **Listing Type:** Exclusive Right to Sell    **Spec Listing Type :** Not Applicable  
**Withdrawn:**    **Days to Closed:**    **Expiration Date:** 11/21/09    **Call Center #:**  
**Sold by:**    **Office:**  
**Management Comp Info:**    **Financing Avail:** Cash,Conventional  
**Buyer Agent:** 3%    **Non-Rep:** 3%    **Trans Broker:** 3%    **Terms:**    **Seller Credit:**  
**Realtor Info:** Sold As-Is  
**Confidential Info:** Vacant  
**Showing Instructions:** LB Combo, Use Show Btn  
**Driving Directions:** TAKE WEST OSCEOLA PKWY, TURN RIGHT ON WATERS EDGE DR, RIGHT ON HIDDEN SPRINGS CIRCLE

**Realtor Only Remarks:** PLEASE SUBMIT ALL OFFERS TO SJACKOVICH@HOTMAIL.COM. SEE ATTACHMENT SECTION FOR OFFER SUBMITTAL INSTRUCTIONS AND SELLER DISCLOSURES. COMMISSION IS PAID ON SELLER'S NET (PURCHASE PRICE MINUS ANY SELLER PAID CONCESSIONS).