



**04983222 1152 TWIN RIVERS BLVD, OVIEDO**

**County:** Seminole County **Zip Code:** 32766-5011 **Unit #:** **Status:** Active  
**Sub. Name:** RIVERSIDE AT TWIN RIVERS UN 2 **List Price:** \$ 179,000  
**Beds:** 3 **Baths:** 2/1 **SqFt Heated:** 1,719 **Sold Price:**  
**Private Pool:** N, **Year Built:** 1992  
**Property:** Two Story, Single Family Home **Special Sale:** None  
**Total Acreage:** Up to 10889 Sq. Ft. **Total SqFt:** **Pets Y/N:** Y **ADOM:** 39  
**Construction Status:** **Proj. Comp. Date:** **CDOM:** 39  
**Location:** Conservation, Sidewalk, Street Paved

WOW! GREAT HOME ! GREAT PRICE! Bring your pickiest buyers to see this immaculate, bright and airy 2 story home. Enjoy the privacy of your fenced backyard which sits on a conservation lot. The house boasts tinted windows, French doors, ceramic tile, stainless appliances, granite transformation counters, vaulted ceilings, bay window in dining area. Master bedroom downstairs leads out to patio. roof new in 2004, new 50 gallon water heater, new front door, new garage door opener with outside keypad, new sprinkler control box with rain sensor, water softener, security system to mention but a few enhancements. Great location close to area schools. This home is a Must See!

**Land, Site and Tax Information**

**SE/TP/RG:** 19-21-32 **Subdivision #:** 501 **Section #:** **Block/Parcel:** 0000 **Lot#:** 2920 **Front Exposure:**  
**Tax ID:** 19 21 32 501 0000 2920 **Alt.Key/Folio #:** **Additional Parcel:** **Mill Rate:** 18.31970( **Lot #** 2920  
**Taxes:** \$2,293.00 **Tax Year:** 2009 **Homestead:** Y **Other Exemptions:** **CDD:** **Annual CDD Fee:**  
**Legal Description:** LEG LOT 292 RIVERSIDE AT TWIN RIVERS UNIT 2 PB 44 PGS 59 TO 64  
**Ownership:** Fee Simple **Complex/Community Name:** **Book/Page:** 0044/0059 **Floor #:**  
**MH Make:** **Zoning:** RES **Future Land Use:** 01 **Zoning Comp.:** Y **Min Lease:** **Lease # Per Year:**  
**Lot Dimensions:** **Lot Size(Acres):** 0.24 **Lot Size(SqFt):** 10,519  
**Water Frontage:** **Water Access:** **Water Name:**  
**Water View:** **Water Extras:** **Waterfront Feet:**

**Interior Information**

**Living Room:** 18X12 **Master Br.:** 14X12 **5th Bedroom:** **Great Room:** **Study / Den:**  
**Family Room:** **2nd Bedroom:** **Studio:** **Air Conditioning:** Central  
**Kitchen:** 13X10 **3rd Bedroom:** **Dinette:** 10X09 **Heat & Fuel:** Central,Fuel - Electric  
**Dining Room:** 11X10 **4th Bedroom:** **Bonus Room:** **Floor Covering:** Carpet,Ceramic Tile  
**Fireplace:** N - **Bakony/Porch:** **Security System:** Owned  
**Utilities Data:** City Water, Public Sewer, Public Utilities  
**Interior Layout:** Great Room,Mstr Bedroom Downstairs,Volume Ceilings  
**Interior Features:** Blinds/Sh,Cath/Vaul Ceil,Ceiling Fan(s),Walk In Closet,Wshr/Dryr Hkup  
**Master Bath:** Garden Bath, Tub with Separate Shower Stall  
**Appliances Incl:** Dishwasher,Disposal,Hot Water Electric,Kitchen Reverse Osmos,Microwave,Range,Refrigerator,Water Softener Owned  
**Kitchen:** Breakfast Bar,Pantry **Additional Rooms:** Inside Utility

**Exterior Information**

**Ext. Construction:** Block,Stucco **Style:** **Pool:**  
**Exterior Features:** Fenced,French Doors,Irrigation System,Gutters / Downspouts,Mature Landscaping,Patio/Porch Open  
**Garage/Carpport:** 2 Car Garage Door Opener **Dimensions:** **Roof:** Shingle

**Community Information**

**Community Features:**

**Maintenance Includes:**

**Housing for Older Persons:** **# of Pets:** **Max Pet Weight:** **Pet Restrictions:**  
**HOA / Comm Assn:** Required **HOA Fee:** \$155.00 **HOA Payment Schedule:** Annual **Mo.Maint.\$(addition to HOA):**  
**Elementary:** **Middle or Junior:** **High:**

**Realtor Info**

**For more information on this or any other properties please contact:**

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Directions: FROM OVIEDO TAKE 419 EAST (E. BROADWAY ST) WHICH BECOMES CHULUOTA RD, TO RIGHT ON TWIN RIVERS BLVD. PROPERTY WILL BE ON RT