



County: Manatee
 Subdiv: STONEYBROOK AT HERITAGE H SPD U1PB44/168
 Beds: 4
 Baths: 3/0
 Pool: Private
 Style: Single Family Residence
 Const Stat:
 Acreage: Up to 10,889 Sq. Ft.
 Gar/Car: Garage Door Opener, Off Street Parking
 Location: In County

Status: Sold
 List Price: \$340,000
 Year Built: 2006
 Spcl Sale: None
 ADOM: 264
 CDOM: 264
 Proj Comp Date:
 Pets: Yes
 Sqft Heated: 2,228.00
 Total SF: 3,120.00
 LP/SqFt: \$152.60

This spacious 4 bedroom 3 bathroom home located in the gated community of Heritage Harbour boasts vaulted ceilings, stainless steel appliances, large lanai area with a pool and spa, 3 car garage. The community features a resort style heated pool and spa, recreation building where the fitness center is located, tennis, volleyball, basketball court, and playground area. Buyer to pay \$2500 Association Capital Resale Contribution. ***** Home is reduced by \$15,000 to promote a quick sale*****.

Land, Site, and Tax Information

SE/TP/RG: 25/34/18	Zoning: PDMU	Section #:	Floor #:
Subd #:	Fut Lnd Use:	Block/Prcl:	CDD: Yes
Tax ID: 1102047909	Zon Comp:	Front Exp:	Annl CDD Fee: \$1,175
Taxes: \$5,376	Tax Yr: 2016	Lot #: 718	Land Lse Fee:
Auction:	Auc Time:	Other Exmpt:	Mill Rate: 15.27
Homestead: No	Complex/Comm Name:	Add Parcel: No	Book/Page: 44-168
Alt Key/Folio:		Ownership: Fee Simple	
Lot Dim:	Lot Size Acres: 0.18	Lot Size SF: 8,040	Flood Zn: X
Water Front:		Waterfront Ft: 0	

Legal Desc: LOT 718 STONEYBROOK AT HERITAGE HARBOUR SUBPHASE D UNIT 1 PI#11020.4790/9

Interior Information

A/C: Central Air, Humidity Control
 Heat/Fuel: Central, Electric
 Fireplace: No
 Utilities Data: Public
 Interior Feat: Cathedral Ceiling(s), Ceiling Fans(s), Eating Space In Kitchen, High Ceiling(s), Master Bedroom Downstairs, Open Floorplan, Split Bedroom, Vaulted Ceiling(s), Walk-In Closet(s)
 Appliances Incl: Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator
 Additional Rms: Great Room, Inside Utility

Floor Covering: Carpet, Ceramic Tile
 Security Sys: Gated Community, Smoke Detector(s)
 SqFt Source: Public Records

Room	Dimension	Room	Dimension	Room	Dimension	Room	Dimension
Bedroom 2	12x11	Bedroom 3	11x11	Bedroom 4	11x10	Dining Room	13x12
Great Room	17x15	Kitchen	16x15	Living Room	15x13	Master Bathroom	
Master Bedroom	20x12						

Exterior Information

Ext Const: Block, Stucco
 Roof: Shingle
 Pool: Child Safety Fence, Heated, Salt Water
 Exterior Features: Sliding Doors

Description:
 Garage Dim:
 Pool Dim:

Community Information

HOA/Comm Assn: Required
 Other Fee: 76
 HOA Fee: 257.00
 Community Features: Deed Restrictions, Fitness Center, Gated Community, Golf Community, Irrigation- Reclaimed Water, Playground, Special Community Restrictions, Tennis Courts
 Maint Includes: Community Pool

Condo Fee:
 Pmt Sched: Quarterly
 FCHR Web:

Pet Size:
 Mo Maint \$:
 Max Pet Wt:

of Pets: 2
 Hs for Older Per: False
 Pet Rest: Call Stoneybrook 750-9688 for additio

Realtor Info



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

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Directions: SR 64 East at I-75, left Into Heritage Harbour, turn left Brookfield Ter., left on Golden Harbour Trail, Right on Willowbrook