



# JOSH ANDERSON

Real Estate Broker - ANDERSON & ASSOCIATES  
Your Trusted Real Estate Professionals!

Office: 813-931-4075

Cell: 813-842-6223

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[j.REALTOR@hotmail.com](mailto:j.REALTOR@hotmail.com)

T2745951 4305 MULLINS RD TAMPA, 33614



County: Hillsborough	Status: <b>Active</b>
Subdiv: MULLINS MANOR PLATTED SUB	List Price: \$394,900
Beds: 5	Year Built: 2000
Baths: 4/1	Special Sale: None
Pool: None	ADOM: 4
Style: Single Family Home	CDOM: 4
Location: In County	
Total Acreage: 1/4 Acre to 21779 Sq. Ft.	Pets: Yes
Garage/Carport: 2 Car Garage, Attached, Door Opener, Drive Space	SqFt Heated: 3,657
LP/SqFt: \$107.98	Total SqFt: 4,611

Exceptional 5 bedroom / 4.5 bathroom home located in the Mullins Manor, situated less than a mile from Carrollwood. Looking for a great home with no outrageous HOA or CDD FEES, then look no further. This gorgeous home sits on almost a half an acre lot with serene wooded views and ultimate privacy. Inside you are welcomed into a spacious kitchen with solid wood cabinets, breakfast bar, and closet pantry. In the traditional master bedroom the closet is built with reinforced plywood, acting as a safe room during storms. The master bath features dual sinks and a stand up shower stall accessible for disabled parties. The entire home is wired for emergency generator service should there be a loss of power. This home was originally designed and built for Adult Family Care and is well setup for those or similar situations. The floor plan also can cater to a multi-generational family with the back master bedroom working well as a mother in-law suite. Call today for your private showing!

### Land, Site, and Tax Information

SE/TP/RG: 21-28-18	Zoning: RSC-9	Section #: 21
Subdivision #: 14Y	Future Land Use: 0104	Block/Parcel: 000000
Tax ID: <a href="#">U-21-28-18-14Y-000000-00003_1</a>	Zoning Comp:	Front Exposure:
Taxes: \$4,505.00	Tax Year: 2014	Lot #: 000031
Homestead: Yes	Annual CDD Fee:	Other Exemptions:
CDD: No		
Legal Desc: MULLINS MANOR PLATTED SUBDIVISION W 87.50 FT OF LOT 3 DESC AS COMM AT SE COR		Mill Rate:
OF LOT 3 RUN N 89 DEG 48 MIN 39 SEC W 112.50 FT TO POB THN CONT N 89 DEG 48 MIN 39 SEC W		
87.50 FT THN N 00 DEG 22 MIN 24 SEC E 200 FT THN S 89 DEG 48 MIN 39 SEC E 87.50 FT THN S		
Ownership: Fee Simple	Complex/Comm Name:	Flood Zone:
Book/Page: 0084/0094	Floor #:	Lot Size SqFt: 17,498
Lot Dimensions:	Lot Size Acres: 0.40	

### Interior Information

A/C: Central	Floor Covering: Carpet, Ceramic Tile
Heat/Fuel: Central	Security Sys:
Fireplace: No	SqFt Source: Public Records
Utilities Data: BB/HS Internet Avail, Cable Connected, City Water, Electric, Generator Hookup, Public Sewer	
Interior Layout: Eating Space In Kitchen, Formal Dining Room Separate, Formal Living Room Separate	
Interior Feat: Attic, Blinds/Shades, Ceiling Fan(S), Handicapped Modified, Inside Utility, Smoke Alarm(S), Solid Wood Cabinets, Walk In Closet, Washer/Dryer Hookup, Wheelchair Accessible, Window Treatment	
Master Bath: Dual Sinks, Garden Bath, Handicapped Accessible, Tub with Separate Shower Stall	
Appliances Incl: Cook Top Only, Dishwasher, Hot Water Electric, Oven	
Kitchen Feat: Closet Pantry, Island	Additional Rooms: Den/Library/Office, Double Master Bedroom, Family Room, Inside Utility

Room	Dim	Level	Floor Covering	Room	Dim	Level	Floor Covering
Kitchen	20x17	1st	Ceramic Tile	Master Bedroom	18x15	1st	Carpet
Master Bedroom	11x18	1st	Carpet	2nd Bedroom	13x11	1st	Carpet
3rd Bedroom	13x11	1st	Carpet	4th Bedroom	14x11	1st	Carpet
Dining Room	14x11	1st	Carpet	Living Room	16x24	1st	Carpet
Living Room	13x17	1st	Carpet				

### Exterior Information

Ext Construction: Block, Stucco	Description: One Story
Roof: Shingle	Garage Dim:
Ext Features: Gutters / Downspouts, Handicap Modified, Hurricane Shutters, Mature Landscaping, Oak Trees, Parking - Rv/Boat, Patio/Porch/Deck Screened, Sliding Doors, Utility Shed, Wheelchair Accessible	

### Community Information

HOA / Comm Assn: None	Middle School: Pierce-HB	High School: Leto-HB
Elementary School: Crestwood-HB		

### Realtor Information

List Agent: JOSH ANDERSON	Agent ID: 261538626	Agent Direct: 813-842-6223
List Agent 2: JACK CRAPARO	Agent ID 2: 261520949	Agent 2 Phone: 813-610-7532
E-mail: <a href="mailto:j.REALTOR@hotmail.com">j.REALTOR@hotmail.com</a>	Agent Fax: 813-961-1888	Agent Pager/Cell: 813-842-6223
Sales Team:		Call Center #:
Office: ANDERSON & ASSOCIATES		Office ID: 642900
Original Price: \$394,900	Office Fax: 813-412-3602	Office Phone: 813-931-4075
List Date: 03/13/2015		LP/SqFt: \$107.98
Previous Price:	Price Change:	Expiration Date: 09/11/2015
Owner:	Owner Phone:	Listing Type: Exclusive Right to Sell
Financing Avail: Cash, Conventional, VA	Management Contact Info:	
Spec List Type: Not Applicable	Bonus:	Bonus Exp Date:
Single Agent: 3%-\$300	Non-Rep: 0%	Trans Broker: 3%-\$300
Realtor Info: Floor Plan Available, In-Law Quarters, Sold As-Is, Survey Available		
Confidential Info: Owner Occupied		
Showing Instructions: 24 Hour Notice, Appointment Only, Call Before Showing, Call Listing Agent, Lock Box - Electronic, Use Request Showing button, Lock Box Coded, See Realtor Remarks		
Driving Directions: Dale Mabry to west on Humphrey to north on Grady which turns into Mullins. Property is on your right.		
Realtor Remarks: Call Jack Craparo at 813-610-7532 for all showings and instructions. You can also contact Josh Anderson 813-842-6223 with any questions. Thanks.		



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T2745538 13122 VILLAGE CHASE CIR, #13122 TAMPA, 33618



County: Hillsborough  
 Subdiv: CARROLLWOOD VILLAGE CHASE PH 02 A  
 CONDO  
 Beds: 2  
 Baths: 2/0  
 Pool: Community  
 Style: Condo  
 Location: Balcony, Corner Unit, End Unit, Pool View  
 Total Acreage: Zero Lot Line  
 Garage/Carport: 2 Car Carport, Assigned Parking, Covered Parking, Guest Parking  
 LP/SqFt: \$108.49

Status: **Active**  
 List Price: \$146,900  
 Year Built: 1983  
 Special Sale: None  
 ADOM: 5  
 CDOM: 5  
 Pets: Yes  
 SqFt Heated: 1,354  
 Total SqFt: 1,354

CARROLLWOOD VILLAGE CHASE... Enjoy a lifestyle of luxury in this wonderful 2/2 Condo with a beautiful pond and pool view from your 2nd story screened balcony! Located in one of Tampa's finest communities with gated remote entry access for ultimate privacy. This beautiful property will allow you to enjoy a maintenance free lifestyle in this wonderful community complete with pool, hot tub, recreation building, outdoor grills, cable provided, and great association management. The wood-burning Fireplace will keep you cozy and bring a nice ambience to your living room. This home is conveniently located just a short drive from either I-275, Veteran's Expressway, or Dale Mabry which makes commuting a breeze. Carrollwood Village Chase is a well-kept neighborhood for the Buyer who takes pride in their community. Call today to schedule a personal tour.

**Land, Site, and Tax Information**

SE/TP/RG: 08-28-18	Zoning: PD-MU	Section #: 08
Subdivision #:	Future Land Use:	Block/Parcel: 2
Tax ID: <a href="#">U-08-28-18-0X1-000002-00002.0</a>	Zoning Comp:	Front Exposure:
Taxes: \$2,370.00	Tax Year: 2014	Lot #: 0
Homestead: No	Annual CDD Fee:	Other Exemptions:
CDD: No	Complex/Comm Name:	Mill Rate:
Legal Desc: CARROLLWOOD VILLAGE CHASE PHASE 2 A CONDOMINIUM PHASE 2 UNIT 2-2 TYPE A	Floor #: 1	Flood Zone:
Ownership: Condominium	Lot Size Acres: 0.00	Lot Size SqFt: 0
Book/Page: CB05-41	Water Extras:	
Lot Dimensions:		
Water View: Pond		

**Interior Information**

A/C: Central  
 Heat/Fuel: Central  
 Fireplace: Yes-Living Room, Wood Burning Fireplace  
 Utilities Data: BB/HS Internet Avail, Cable Available, Cable Connected, County Water, Electric, Public Utilities, Sprinkler Recycled, Street Lights  
 Interior Feat: Storage Room, Walk In Closet  
 Appliances Incl: Dishwasher, Hot Water Electric, Oven, Range

Room	Dim	Level	Floor Covering	Room	Dim	Level	Floor Covering
Master Bedroom	12x13	2nd	Carpet	2nd Bedroom	12x12	2nd	Carpet
Living Room	12x16	2nd		Kitchen	8x11	2nd	

Floor Covering: Carpet, Ceramic Tile  
 Security Sys:  
 SqFt Source: Public Records

**Exterior Information**

Ext Construction: Stucco, Wood Frame  
 Roof: Shingle  
 Ext Features: Balcony/Sun Deck, Mature Landscaping, Outdoor Grill, Sliding Doors  
 Pool: Gunite/Concrete, Heated Spa, In Ground

Description: 2nd Floor Multi-Story  
 Garage Dim:  
 Pool Dim:

**Community Information**

Community Features: Deed Restrictions, Gated Community, Irrigation-Reclaimed Water, Recreation Building  
 Maintenance Includes: Building Exterior, Cable, Community Pool, Escrow Reserves Fund, Ground Maintenance, Insurance Building, Pest Control, Roof, Security, Trash Removal, Water/Sewer  
 HOA / Comm Assn: Required  
 Condo Fee: \$0.00 /  
 Pet Size: Very Small (Under 15 Lbs.)  
 Max Pet Wt: 15  
 Elementary School: Carrollwood-HB

HOA Fee: \$330.00  
 HOA Pmt Sched: Monthly  
 Other Fee:  
 # of Pets: 2  
 Pet Restrictions: Under 15 pounds  
 Middle School: Adams-HB

Mo Maint\$(add HOA): \$0.00  
 Housing for Older Per: N/A  
 High School: Chamberlain-HB

**Realtor Information**

List Agent: JOSH ANDERSON  
 E-mail: [j.REALTOR@hotmail.com](mailto:j.REALTOR@hotmail.com)  
 Sales Team:  
 Office: ANDERSON & ASSOCIATES  
 Original Price: \$146,900  
 List Date: 03/12/2015  
 Previous Price:  
 Owner:  
 Financing Avail: Cash, Conventional  
 Spec List Type: Variable Commission  
 Single Agent: 3%-\$299  
 Realtor Info: Condominium Disclosure Available, No Sign, Sold As-Is, Vehicle Restrictions  
 Confidential Info: Owner Occupied  
 Showing Instructions: 24 Hour Notice, Appointment Only, Call Before Showing, Call Listing Agent, Gate Code Required, Lock Box - Electronic, Use Request Showing button, Lock Box Coded  
 Driving Directions: From Intersection of N Dale Mabry/Fletcher, take Village Dr S .6 miles to Lowell Rd- Turn Left. Go .2 miles to Casey Rd- Turn Right. Village Chase will be almost immediately to your Left. \*USE GATE CODE\* Take 1st Right on Village Chase Cir after entering  
 Realtor Remarks: Call Josh Anderson at 813-842-6223 for showing instructions and gate code. Thanks.

Agent ID: 261538626  
 Agent Fax: 813-961-1888  
 Office Fax: 813-412-3602  
 Price Change:  
 Owner Phone:  
 Management Contact Info:  
 Bonus:  
 Non-Rep: 0%

Agent Direct: 813-842-6223  
 Agent Pager/Cell: 813-842-6223  
 Call Center #:  
 Office ID: 642900  
 Office Phone: 813-931-4075  
 LP/SqFt: \$108.49  
 Expiration Date: 08/07/2015  
 Listing Type: Exclusive Right to Sell  
 Bonus Exp Date:  
 Trans Broker: 3%-\$299

