



# JOSH ANDERSON

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

Office: 813-931-4075

Cell: 813-842-6223

Fax: 813-412-3602

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

T2728725 1625 WOODRIDGE CT LUTZ, 33559



County: Pasco  
Subdiv: WOODRIDGE  
Beds: 4  
Baths: 3/0  
Pool: Private  
Style: Single Family Home  
Location: Corner Lot  
Total Acreage: 1/4 Acre to 21779 Sq. Ft.  
Garage/Carport: 2 Car Garage, Attached  
LP/SqFt: \$120.04

Status: Pending  
List Price: \$298,900  
Year Built: 1989  
Special Sale: None  
ADOM: 77  
CDOM: 167  
Pets: Yes  
SqFt Heated: 2,490  
Total SqFt: 3,330

This beautiful home (4/3/2/pool) is located in the gorgeous neighborhood of Woodridge situated on a large corner lot. The property has been updated with new granite countertops, new stainless steel appliances, new carpet, new tile (looks like wood flooring), new paint, new hot water heater, new saltwater pool pump, new diamond bright pool surface, and has been exceptionally well maintained. This property is move-in ready and all the big ticket items (roof, AC, pool pump, hot water heater, pool surface ect.) have been replaced. This property is perfect for entertaining with pocket sliding doors and a large screened in pool deck, you will be able to entertain any time of year. Woodridge is truly a unique neighborhood and is very desirable from the great location to the character of the giant oak trees that line the streets. You will be proud to call this your new home call today for your private showing.

### Land, Site, and Tax Information

SE/TP/RG: 32-26-19  
Subdivision #: Zoning: R2  
Tax ID: [32-26-19-0050-00000-0230](#)  
Taxes: \$3,240.00  
Homestead: Yes CDD: No  
Legal Desc: WOODRIDGE PB 26 PB 59-64 LOT 23 OR 8955 PG 1100  
Ownership: Fee Simple  
Book/Page: 42-60  
Lot Dimensions: Lot Size Acres: 0.27 Lot Size SqFt: 11,866

### Interior Information

A/C: Central  
Heat/Fuel: Central  
Fireplace: Yes-Living Room, Wood Burning Fireplace  
Utilities Data: Cable Connected, County Water, Electric, Fiber Optics, Public Sewer, Street Lights  
Interior Feat: Attic, Blinds/Shades, Ceiling Fan(S), Solid Stone Counters, Solid Wood Cabinets, Walk In Closet  
Appliances Incl: Dishwasher, Hot Water Electric, Microwave, Range

Room	Dim	Level	Floor Covering	Room	Dim	Level	Floor Covering
Master Bedroom	14x15	1st		Living Room	18x13	1st	
Kitchen	13x11	1st					

### Exterior Information

Ext Construction: Block, Stucco  
Roof: Shingle  
Ext Features: Fenced, Irrigation System, Mature Landscaping, Oak Trees, Patio/Porch/Deck Screened, Screen/Covered Enclosure, Sliding Doors  
Pool: Gunite/Concrete, In Ground

### Community Information

Community Features: Deed Restrictions  
HOA / Comm Assn: Required HOA Fee: \$155.00  
Max Pet Wt:  
Elementary School: Denham Oaks Elementary-PO

### Realtor Information

List Agent: JOSH ANDERSON  
List Agent 2: JACK CRAPARO  
E-mail: [j.REALTOR@hotmail.com](mailto:j.REALTOR@hotmail.com)  
Sales Team:  
Office: ANDERSON & ASSOCIATES  
Original Price: \$304,900  
List Date: 12/01/2014  
Previous Price: \$304,900  
Owner:  
Financing Avail: Cash, Conventional, FHA, VA  
Contract: 02/16/2015  
Spec List Type: Not Applicable  
Single Agent: 3%-\$300  
Realtor Info: HOA Disclosure Available, Seller Property Disclosure, Sold As-Is  
Confidential Info:  
Showing Instructions: 24 Hour Notice, Appointment Only, Call Listing Agent, Lock Box - Electronic, Use Request Showing button, See Realtor Remarks  
Driving Directions: From Highway 54 travel south on Livingston Avenue then turn left on Oakside Boulevard follow to Woodridge Court and make a left. The property will be on the corner of the Woodridge Court and Oakside Boulevard.  
Realtor Remarks: Call Josh Anderson at 813-842-6223 for showings or call Jack Craparo at 813-610-7532, please give as much notice as possible. Thanks for showing!

