

Licensee Detail Report + Photos

Bradley Freeman

Brad@BankOnIt.com

Bank On It Realty
Office: (954) 515-0030
Fax: (954) 515-0033

Property 1 Information



3012 PARK CIRCLE, HAINES CITY, FL 33844

Price:	\$275,000	MLS Listing ID:	O6064718
Status:	Active	MLS Association:	Stellar MLS
Type:	Mobile Home	MLS Area:	33844 - Haines City/Greenelefe
Beds:	3	City:	Haines City
Full Baths:	2	County:	Polk
Half Baths:	0	Community:	ACREAGE
Year Built:	2021	Acres:	0.75
Living Sq Ft:	1,400	Lot Sqft:	32,714
Virtual Tour:			

Property Description

Public Remarks:	Motivated Seller! Check out this nearly brand new waterfront home with lake access! This 2021 modular home sits on 3/4 acres giving you ample room to grow. Brand new well on property. Screened in porch give you a bug free place to relax. Inside you'll find three bedrooms two baths. Worry free living and NO HOA! Schedule your showing today!
Driving Directions:	Head south on US-27 S toward Maxcy Plaza Cir. Turn right onto Old Polk City Rd. Pass by Beef 'O' Brady's (on the right). Turn left onto Lake Lowery Rd. Turn left onto Oakdale Rd. Turn right onto Park Cir. Turn left to stay on Park Cir. Destination will be on the left
Legal Description:	BEG NE COR OF SE1/4 OF NW1/4 RUN S 930.30 FT W 637.22 FT N 67 DEG 47 MIN 40 SEC W 75 FT N 22 DEG 12 MIN 20 SEC E 1.29 FT TO POB N 67 DEG 47 MIN 40 SEC W 170 FT M/L TO C/L CANAL NLY 220 FT M/L S 36 DEG 17 MIN 40 SEC E 215 FT S 22 DEG 12 MIN 20 SEC W 1 10.04 FT TO POB ALSO KNOWN AS LOT 215 OF UNREC SURVEY & BEG NE COR OF SE1/4 OF NW1/4 RUN S 930.30 FT W 637.22 FT N 67 DEG 47' 40" W 75 FT N 22 DEG 12'20" E 1.29 FT TO POB RUN N 22 DEG 12' 30" E 110.04 FT S 45 DEG 46' 15" E 53.9 FT S 22 DEG 12'20" W 9 1.25 FT N 66 DEG 13'10" W TO POB
Private Remarks:	Call/text listing agent for showing requests and access information at 352-242-7711. PLEASE NOTE ALL OFFERS MUST BE WITH PROOF OF FUNDS FOR CASH BUYERS AND PRE-QUALIFICATION/APPROVAL LETTERS FOR FINANCED BUYERS, NO EXCEPTIONS. Submit offers to oliver@redmanpg.com or call 352-242-7711 for further questions

Features

Water Features:	Waterfront property
Construction:	Vinyl siding
Roof:	Shingle roof
Exterior:	Patio
Heating/Cooling:	Central air conditioning, Central heat
Laundry:	Main floor laundry
Utilities:	Septic sewer system, Water supply from well(s)
Inclusions:	Microwave oven, Dishwasher, Refrigerator, Range and Oven

Property Information

Lot:	Zoning:	R-3	Elem School:	Bethune Academy
Block:	APN:	26-27-14-000000-014440	Middle School:	Boone Middle
Unit:	Lot Dimensions:		High School:	Haines City Senior High

Financial Information

HOA Fee:	Maintenance Fee:	Terms:	Cash,Conventional,FHA
HOA Freq:	Maintenance Freq:	Possession:	
Taxes:	\$931	Tax Year:	2021
		Homestead:	Y

Listing Information

Owner Name:	Owner Phone:	Bonus:	
Buyer Agent Comp: 2.5%	Non Rep Comp: 0%	Trans Agent Comp: 2.5%	
Licensee Name: Oliver Thorpe	Office Name: REAL BROKER LLC	Office Address: 8291 Championsgate Blvd, Champions Gate, FL 33896	
Licensee Phone: (352) 242-7711	Office Phone: (850) 755-9740	Broker Name:	
Licensee Cell: (352) 242-7711	Office Fax:	Broker Email:	
Licensee Email: oliver@redmanpg.com	Office Email: flbroker@therealbrokerage.com		

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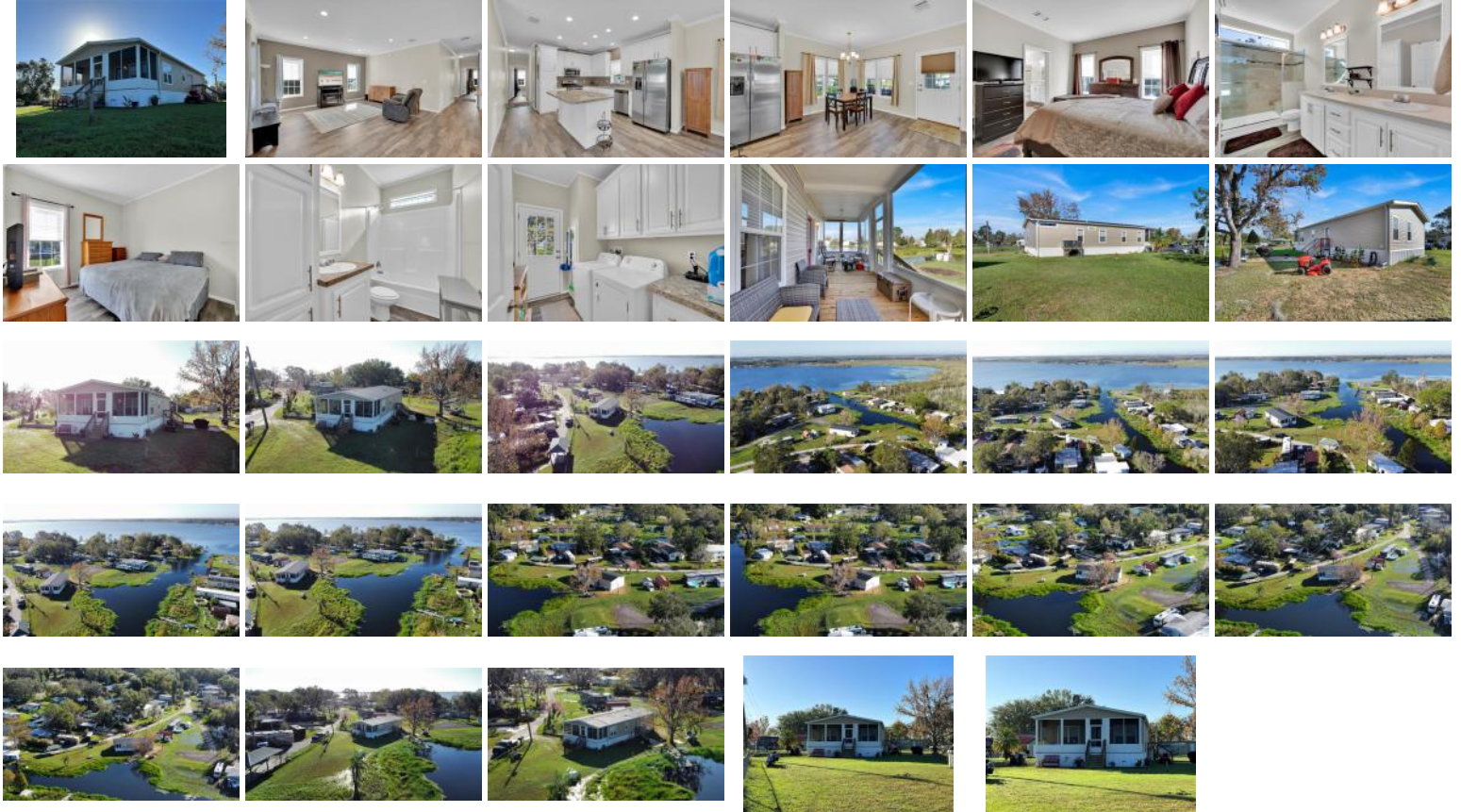
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Property 1 Information Continued

Additional Images



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Property 2 Information



2936 N PALM CIRCLE, HAINES CITY, FL 33844

Price:	\$100,000	MLS Listing ID:	L4934510
Status:	Pending	MLS Association:	Stellar MLS
Type:	Mobile Home	MLS Area:	33844 - Haines City/Greenelefe
Beds:	2	City:	Haines City
Full Baths:	1	County:	Polk
Half Baths:	1	Community:	NOT IN SUBDIVISION
Year Built:	1973	Acres:	0.20
Living Sq Ft:	672	Lot Sqft:	8,821
Virtual Tour:	http://view.paradym.com/showwt.asp?sk=13&t=4778507		

Property Description

Public Remarks: ***Perfect getaway for someone who likes boating, skiing, freshwater fishing, or just being outdoors near water.*** Welcome, Home to your two-bedroom, one-and-a-half-bath single-wide located in Haines City, Florida. No HOA! Enter into the living room that is open to the kitchen, with an area to eat under the chandelier. The kitchen has a gas range, range hood, dual sinks, wooden cabinets, and laminate countertops. Enjoy your meals under the chandelier in the open kitchen and living room. The cozy master bedroom features two sliding closets with shelves, a smoke detector, window treatments, aluminum single-pane windows, and wood-look vinyl flooring. Off the master bedroom is a separate bath. This bath features a tub with a shower, a sink with open storage and cabinet storage, built-in storage shelving, and a mirrored medicine cabinet. Additionally, from the master bedroom, you can exit to the fully screened and windowed patio with sparkling vinyl flooring. Heading through the open floor plan to the split bedroom, remember to look at the ample hallway storage featuring built-in shelving, an ironing board, and a thermostat nearby. The second split bedroom features an en-suite half bath with a wooden storage cabinet, mirror, laminate counters, and a single sink. In addition, the second bedroom features one sliding closet with built-in shelves, carpet, light fixtures, and plenty of sunlight to brighten the room. The yard is partially chain-link fenced for your convenience and has a chain-link gate. This getaway features a newer A/C for all your heating and cooling needs. Additionally, the property comes with gas for the range that an owner or tenant could use to heat the house via the in-floor air ducts. For durability, the single-wide features a metal roof and metal siding. There is ample parking in the two-car carport, gravel driveway, and off-street parking. This double-wide is an ideal property with lots of potential for the right buyer that loves being outdoors or on the water. You can cast a Jon Boat, kayak, or canoe from the property into the canal and enjoy easy access to Lake Lowery. There are other public boat ramps in the area if you have a larger boat.

Driving Directions: VIA I-4 EAST, Take exit 48 for County Rd 557 toward Lake Alfred/Winter Haven, Head South Co Rd 557/State Rd 557, Turn left onto Haines City Rd/Old Polk City Rd and follow Old Polk City Rd, Turn Right and head West on Lake Lowery Rd, Turn Left and Head South on Oakdale Rd, Turn right onto Palm Cir and head West to the property, the destination will soon be on your left.

Legal Description: BEG 1837.49 FT S & 498.11 FT W OF NE COR OF NW1/4 RUN S 49 DEG 25 MIN 10 SEC E 70 FT S 40 DEG 53 MIN 50 SEC W 123 FT N 48 DEG 48 MIN W 70 FT N 40 DEG 53 MIN 50 SEC E 122.55 FT TO POB ALSO KNOWN AS PARCEL 3 OF UNREC SURVEY & 1/10 INT IN PRIVATE RD CAL LED PALM CIRCLE & PCL 4-A

Private Remarks: ***PLEASE MAKE YOUR BUYER AWARE THIS LISTING IS CONTINGENT ON COURT DECISION*** Use Request Show Button for all Appointments. Showings will be confirmed Via ShowingTime. Property sold "As-Is" and needs TLC. **Verify with YOUR BOARD before showing that you have LAR SUPRA access!** All rooms were measured, Buyer or Buyer's Agent to verify measurements. ALL offers must include a POF for Cash. Disclosures are in the attachments must included with your offer. Also, please remember that the rear of the property facing the canal and dock is NOT fenced. ***Do not let your clients or their pets near the water*** As we all know, this is Florida and we have wild animals here that live in water and are dangerous. Please use caution when approaching the canal.

Realtor Aids: As-Is, See Attachments, Sign

Features

Water Features: Waterfront property, Waterview
Condition: Fixer-upper
Lot: Level lot, Clear lot
Fencing: Chain link fence
Construction: Vinyl/metal siding, Frame exterior
Foundation: Slab foundation
Roof: Metal roof
Exterior: Storage/out-building(s), Outdoor lights
Energy: Programmable thermostat
Heating/Cooling: Central air conditioning, Central heat
Flooring: Carpet, Vinyl flooring
Utilities: Septic sewer system, Water supply from well(s)
Inclusions: Exhaust fan/hood, Range and Oven

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Property 2 Information Continued

Property Information

Lot:	Zoning:	R-3	Elem School:	Horizons Elementary
Block:	APN:	26-27-14-000000-032490	Middle School:	Boone Middle
Unit:	Lot Dimensions:		High School:	Ridge Community Senior High

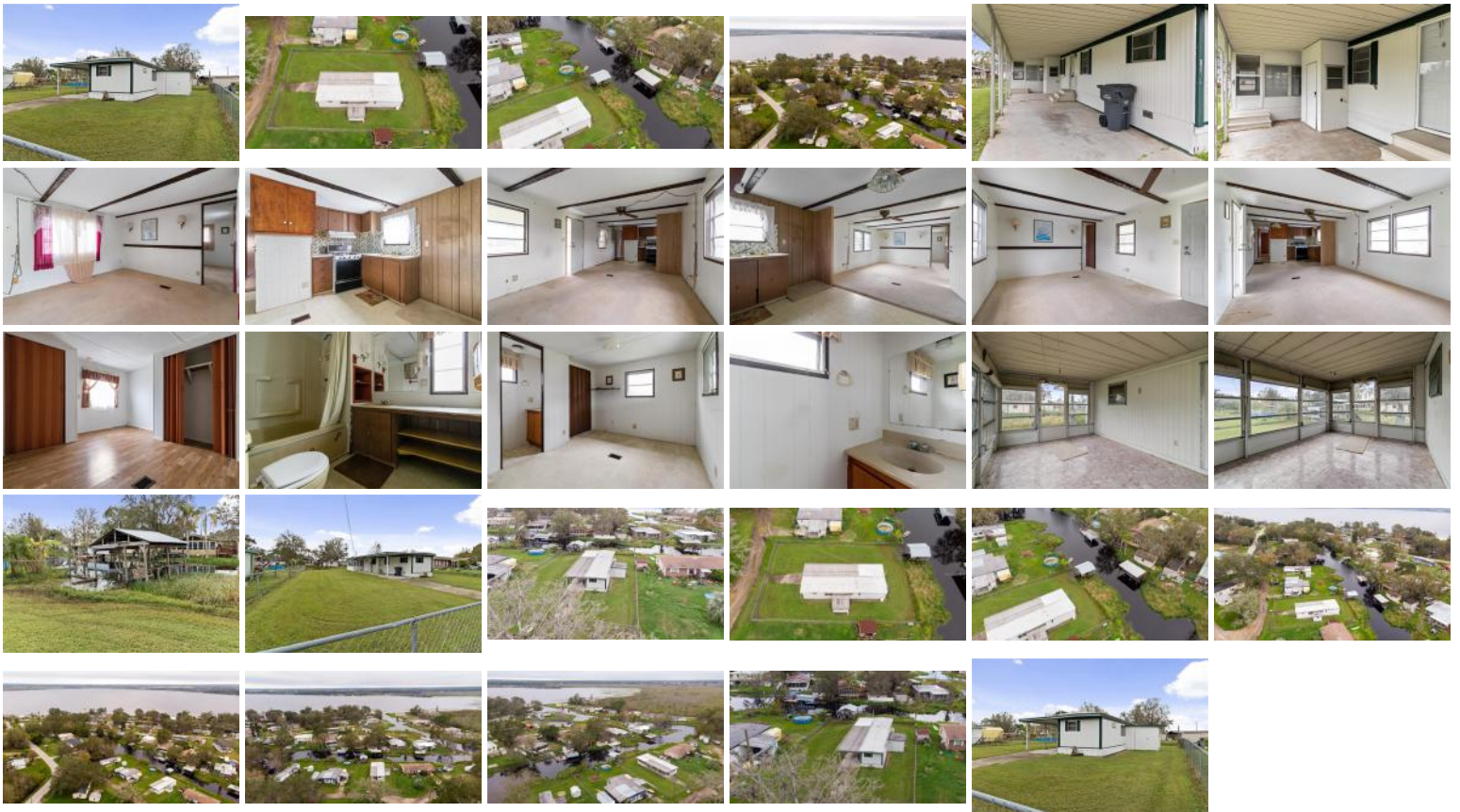
Financial Information

HOA Fee:	Maintenance Fee:	Terms:	Cash
HOA Freq:	Maintenance Freq:	Possession:	
Taxes: \$1,208	Tax Year: 2022	Homestead:	

Listing Information

Owner Name:	Owner Phone:	Bonus:
Buyer Agent Comp: 2.5%	Non Rep Comp: 0%	Trans Agent Comp: 2.5%
Licensee Name: Kyle Ryan Shannon	Office Name: REMAX EXPERTS	Office Address: 4110 S Florida Ave Suite #100, Lakeland, FL 33813
Licensee Phone: (863) 698-2207	Office Phone: (863) 802-5262	Broker Name:
Licensee Cell: (863) 698-2207	Office Fax: (863) 583-4941	Broker Email:
Licensee Email: kyleshannon@remax.net	Office Email: asdockery@mac.com	

Additional Images



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Property 3 Information



4592 EAST LANE, HAINES CITY, FL 33844

Price:	\$174,999	MLS Listing ID:	P4923685
Status:	Pending	MLS Association:	Stellar MLS
Type:	Mobile Home	MLS Area:	33844 - Haines City/Greenelefe
Beds:	3	City:	Haines City
Full Baths:	2	County:	Polk
Half Baths:	0	Community:	NOT IN SUBDIVISION
Year Built:	1973	Acres:	0.50
Living Sq Ft:	1,344	Lot Sqft:	21,780
Virtual Tour:	https://www.propertypanorama.com/instaview/stellar/P4923685		

Property Description

Public Remarks:	Welcome Home. ASK ABOUT SELLER FINANCE OPTIONS. Insane value for the price! Sitting on a HALF ACRE of land, this property is in a quiet setting with a fenced yard. It has had a brand new well drilled with all new equipment. A screen porch and an outside patio room allow the new owners privacy and space to enjoy the outdoors. This property has been completely remodeled inside. Plenty of open space in the kitchen for an eat-in and a dining area this kitchen has been updated with new cabinets and appliances. With 3 bedrooms and 2 bathrooms, this home has plenty of space for its new owners. Come check out this home offering a great value in today's market for the size and space offered. All information is intended to be accurate but buyers should confirm all information and measurements contained herein.
Driving Directions:	take old polk city rd and turn right onto lake lowery then left on to east lane home is on the corner right.
Legal Description:	N 150 FT OF E 198 FT OF W 990 FT OF NW1/4 LESS N 40 FT FOR RD R/W BEING TRACT 1 OF UNREC SURVEY
Private Remarks:	List Agent is Related to Owner. agent cell is 717-448-8941 for questions or showings. Central AC has not been installed yet, but can/will be. If buyer prefers windows units instead, the seller is willing to provide ac cost/balance as a credit to the buyer for use at closing. Or AC can be installed prior to closing. SELLER FINANCE IS AVAILABLE AND APPLICATION IS IN ATTACHMENTS. Please complete to figure out qualification and terms.
Realtor Aids:	As-Is,List Agent is Related to Owner,No Sign

Features

Construction:	Vinyl/metal siding
Roof:	Metal roof
Exterior:	Storage/out-building(s)
Flooring:	Carpet
Laundry:	Main floor laundry
Utilities:	Septic sewer system, Water supply from well(s)
Inclusions:	Dishwasher, Refrigerator

Property Information

Lot:	Zoning:	R-3	Elem School:
Block:	APN:	26-27-14-000000-033080	Middle School:
Unit:	Lot Dimensions:		High School:

Financial Information

HOA Fee:	Maintenance Fee:	Terms:	Cash,Other,Private Financing Available
HOA Freq:	Maintenance Freq:	Possession:	
Taxes:	\$998	Tax Year:	2021
		Homestead:	

Listing Information

Owner Name:	Owner Phone:	Bonus:
Buyer Agent Comp: 2.5%-\$295	Non Rep Comp: 2.5%-\$295	Trans Agent Comp: 2.5%-\$295
Licensee Name: Brandin Pettersen	Office Name: REALOVATIVE REALTY	Office Address: 208 S Lake Ave, Lakeland, FL 33801
Licensee Phone: (863) 393-6758	Office Phone: (863) 393-6758	Broker Name:
Licensee Cell: (863) 393-6758	Office Fax: (863) 582-9505	Broker Email:
Licensee Email: brandin.pettersen@realovative.com	Office Email: brandin.pettersen@gmail.com	

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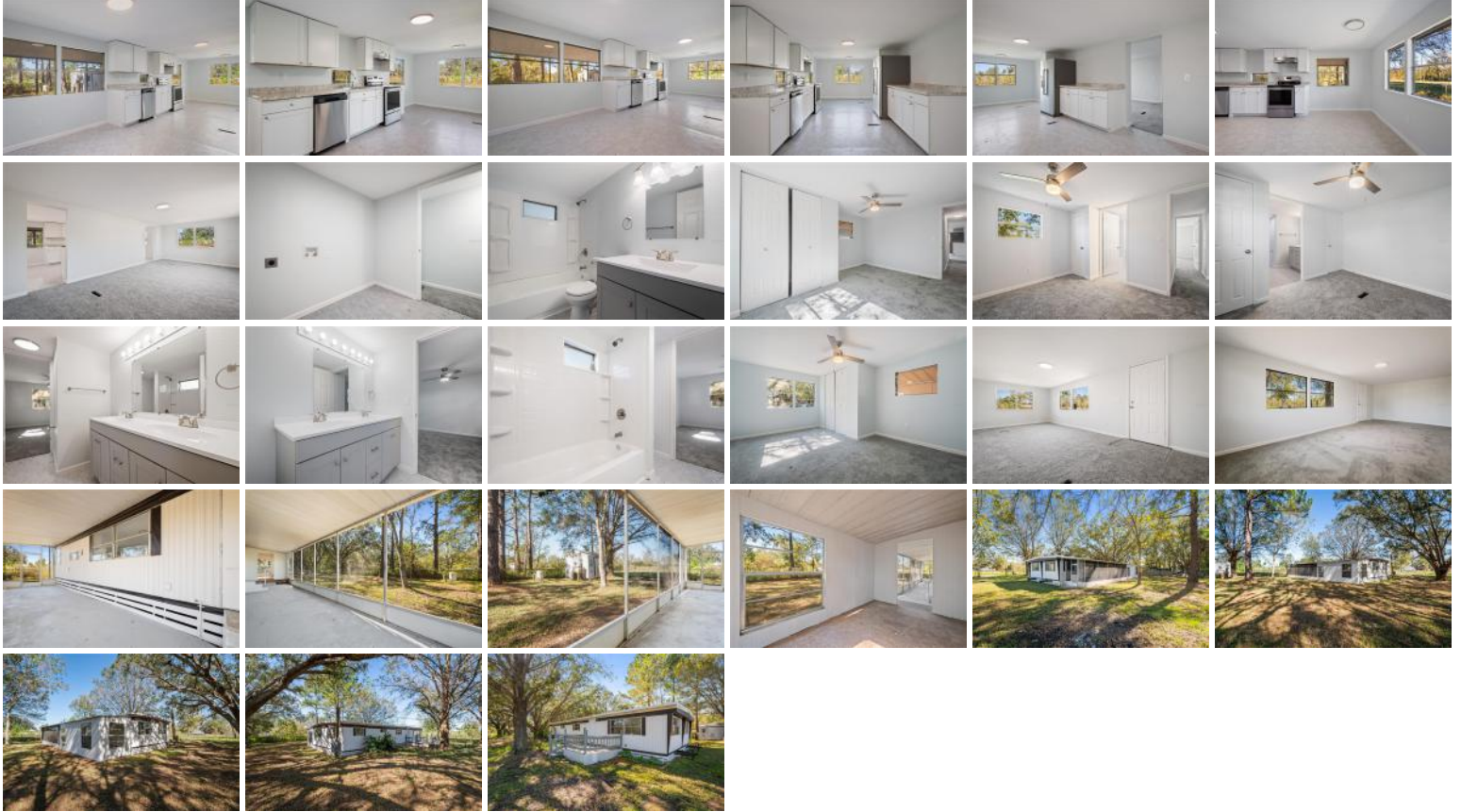
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Property 3 Information Continued

Additional Images



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Property 4 Information



3398 MAPLE LANE, HAINES CITY, FL 33844

Price:	\$250,000	MLS Listing ID:	O5986102
Status:	Sold (05/11/2022)	MLS Association:	Stellar MLS
Type:	Single Family	MLS Area:	33844 - Haines City/Greenelefe
Beds:	3	City:	Haines City
Full Baths:	2	County:	Polk
Half Baths:	0	Community:	UNINCORPORATED
Year Built:	2000	Acres:	0.78
Living Sq Ft:	1,296	Lot Sqft:	34,033
Virtual Tour:			

Property Description

Public Remarks: True lakefront home on big 896 acre deep water Lake Lowery in fast growing Haines City, Florida! Imagine walking out your front door & jumping in your boat for skiing, fishing, swimming or sailing! This move-in ready home is a 2000 Fleetwood manufactured home with 1296 sq. ft., just painted inside and out with 3 bedrooms and 2 baths, 3 walk-in closets!! Home just recently set on the property with all up-to-date specifications/codes per Polk County. Home and property features a large lot with .78 level acres, a private concrete boat ramp, partial concrete sea wall, 165' of lakefront with 284' of canal front (Yes! Water on 2 sides of the property!!), a brand new pump septic system, new well and all new plumbing and electric service outside of the home. Property even has 3 lakefront concrete pads that can be modified into a sundeck, gazebo or BBQ area! Located at the end of a dead end country road. Peace and quiet and privacy but only 10 minutes to Walmart, Highway 27, and shopping! Don't miss this chance for a lakefront living lifestyle!!

Driving Directions: From Highway 27 Haines City, head East on Old Polk City Road for 2.4 miles, go Left on Lake Lowery Rd for 1.3 miles, make a Left on Maple Lane, property is located at end of Maple Lane.

Legal Description: BEG 932 FT W OF NE COR OF S1/2 OF NW1/4 RUN S 01 DEG 08 MIN 12 SEC W 381.11 FT S 11 DEG W 225 FT S 19 DEG W 320 FT S 71 DEG E 75.52 FT S 25 DEG 42 MIN W 25 FT TO POB RUN S 71 DEG E 90.62 FT TO C/L CANAL S 25 DEG 42 MIN W 284.38 FT ALONG C/L TO PT IN LK LOWERY N 64 DEG 18 MIN W 90 FT N 25 DEG 42 MIN E 273.81 FT TO POB & BEG 932 FT W OF NE COR OF SE1/4 OF NW1/4 RUN S1-08-12W 381.11 FT S11W 225 FT S19W 320 FT TO POB RUN S25-42W 290 FT TO POINT IN LK LOWERY S64-18E 75 FT N25-42E 273.81 FT S71E 90.62 FT TO C/L OF CANAL N25-42E 25 FT N71W 166.14 FT TO POB LESS THAT PT LYING WITHIN LAKE BEING TRACTS 314 & 315 OF UNREC SURVEY LESS THAT PT THEREOF LYING WITHIN LAKE

Private Remarks: *** Please have buyer do a drive by of property before scheduling a showing. Afterwards, text Randy at 407-466-6305 with realtor name, Broker name and address and day/time of showing. EMAIL: randgeo007@aol.com - Realtor notes: For buyers looking to finance, please be certain buyers are pre approved and that their Lender is agreeable to finance 2nd location manufactured homes (many are not!) Seller can recommend a reputable Lender in the area to finance this 2nd location manufactured home if needed. Also, as mentioned, skirting, utilities and yard will all be completed by closing. or randgeo007@aol.com. Selling agent must read instructions at: <https://rotf.io/Dblue> *** Selling agent Must send all executed documents immediately to deals@gosnaprealty*** Information is Believed To Be Accurate But Not Guaranteed. Limited Service Listing Agreement with No Brokerage Representation.

Features

Water Features:	Lake frontage, Waterfront property
Construction:	Frame exterior
Roof:	Shingle roof
Energy:	Programmable thermostat
Heating/Cooling:	Central air conditioning, Central heat
Interior:	Ceiling fan(s), Walk-in closet(s), Open floor plan, Cathedral ceilings
Flooring:	Tile flooring, Vinyl flooring
Utilities:	Septic sewer system, Private water supply, Water supply from well(s)
Inclusions:	Microwave oven, Dishwasher, Refrigerator, Exhaust fan/hood, Range and Oven

Sold Information

Sold Date:	05/11/2022	Original Price:	\$279,000	Selling Agent:	Lou Forges
Sold Price:	\$250,000	Sales Team:		Selling Office:	VALIANT REALTY GROUP LLC

Property Information

Lot:	Zoning:	R-3	Elem School:
Block:	APN:	26-27-14-000000-032270	Middle School:
Unit:	Lot Dimensions:	90x200	High School:

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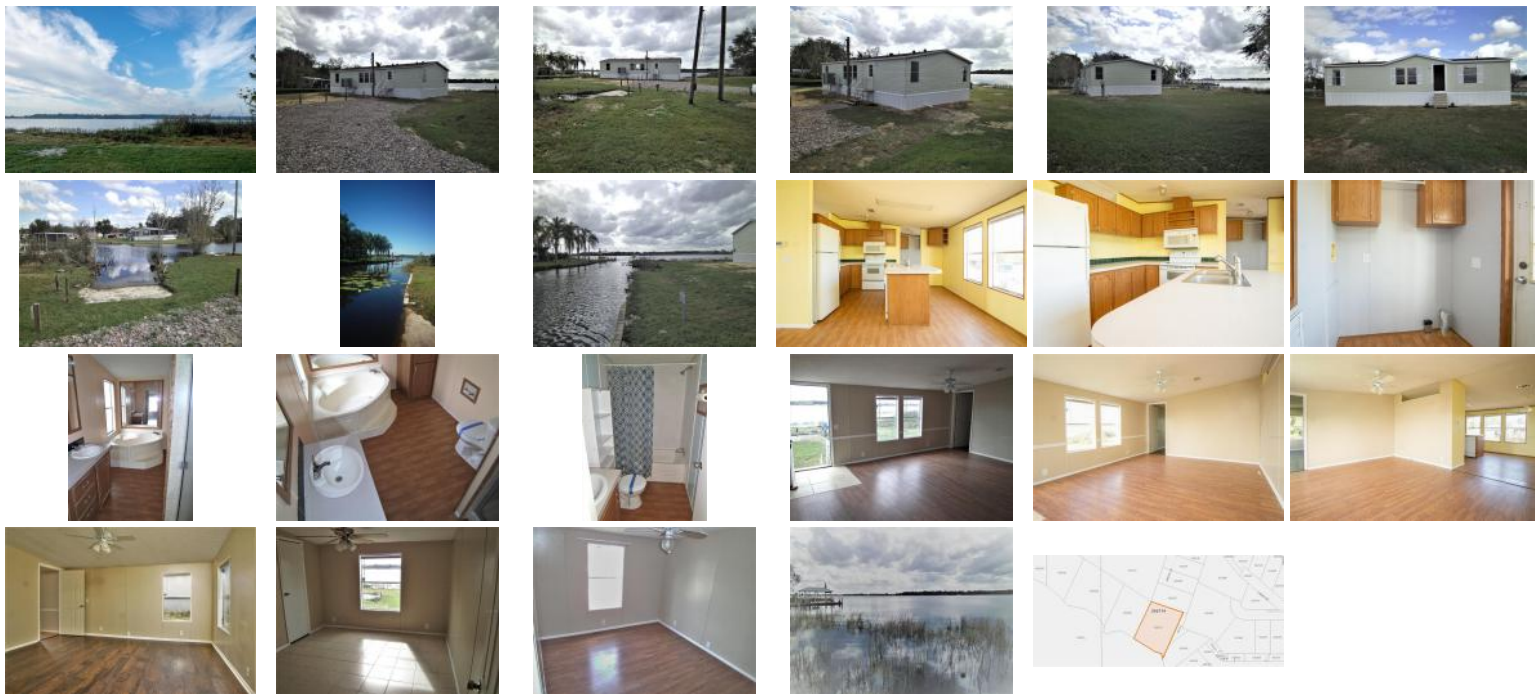
Financial Information

HOA Fee:	Maintenance Fee:	Terms:
HOA Freq:	Maintenance Freq:	Possession:
Taxes: \$649	Tax Year: 2021	Homestead:

Listing Information

Owner Name:	Owner Phone:	Bonus:
Buyer Agent Comp: 2.3%	Non Rep Comp: 2.3%	Trans Agent Comp: 2.3%
Licensee Name: Jorge A. Zea	Office Name: BLUE LIGHTHOUSE REALTY INC	Office Address: 2234 N Federal Hwy PMB 68073, Boca Raton, FL 33431
Licensee Phone: (786) 268-9772	Office Phone: (786) 268-9772	Broker Name:
Licensee Cell:	Office Fax: (888) 202-9173	Broker Email:
Licensee Email: bluelighthouserealty@gmail.com	Office Email: bluelighthouserealty@gmail.com	

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