



Office: MULTIPLE LISTING SOLUTIONS
 Office Ph: 888-657-7768 Agent Ext.: 0
 Office Fax: 305-397-0970
 Agent: FERNANDO CORONA
 Agent Ph: 786-295-7806
 Owner: MILLENIUM COVE CONDOMINIUM
 Owner PH: 407-648-7499
 Showing Inst: Call Owner

Buyer Agent Fee: 5%
 Trans Broker Fee: 5%
 Non-Rep Fee: 5%
 Sub Agent Fee: 0%
 Entry Date: 08/27/07
 LP/SqFt: \$213.44
 Sold Date:
 Sold Price:
 SP/SqFt:
 Contract Date:
 Off-Market:

Realtor: Call owner for showings & info: 407-648-7499 (Listing Office)
 Remarks: will not be participating in Showings, Negotiations or Sales Contract)

MLS#: O4796293

Virtual Tour:

4635 CARSON COVE DRIVE # 114 ORLANDO FL 32811

Days On Market: General Property Information 08/27/07 Limited Service

Area: Grid: 0 County: OC Status: ACT List Price: \$170,749.00
 Property Type: Condo, Square Feet: 800 Source: Builder
 Bedrooms: 1 Full Baths: 1 Half Baths: Garage: Unit #: 114 Floor # of Unit: 1
 Pool: N, Waterfront: N, Lot Size:

Land & Site Information

Legal: 0 Total Acres: Zero Lot Line
 Subdivision: 0 MILLENIUM COVE CONDOMINIUM Zoning: 0 Lot & Block: 00
 Sec/Twn/Rng: 0/0/0 Location: In County Utilities: BB/HS Internet Avail Cable Available

Construction Information Exterior

Year Built: 1988 Construction: Roof: Shingle
 Features: Balcony/Sun Deck Architectural Style:

Interior Features

Living/Great Rm: Family Rm: Dining Rm: Kitchen: Dinette:
 Master Suite: Bed Rm.2: Bed Rm.3: Bed Rm.4: Bed Rm.5:
 Master Bath: Bonus Rm:

Note: All Room Sizes are Approximate to the nearest plus or minus 1 foot.

Appliances: Dryer Refrigerator Washer Range

Kitchen Features:

Interior - Layout:

Interior Features: Washer/Dryer Hookup

Flooring: Ceramic Tile Other

Air Conditioning - Cooling: Central Air Conditioning - Heating: Central

Taxes, Deed Information & Other Fees

Taxes: \$2,000.00 Tax Year 2006 Tax ID: 4635 CASON COVE DRIVE UNIT Millage Rate: Homestead Y/N:
 CDD Y/N: Annual CDD Fee: Assoc Fee Required: Y HOA Fee: \$160.00 Other Exemptions Y/N:
 Ownership: Condominium Special Tax Dist.Y/N:

Community - Community Pool Fitness Pets Permitted Playground Racquet Ball Tennis Courts

Features:

Directions

Centrally located close to I-4 and the turnpike. <http://maps.google.com/maps>

Remarks

(CONDO CONVERSION / NO TAX INFO.) Location, Location, Location. Stunning spacious condo centrally located close to I-4 & the turnpike. A walk from mall at Millenia 7 minutes from Downtown Orlando, Universal & Disney World. Location, Location, Location. Stunning spacious condo centrally located close to I-4 & the turnpike. A walk from mall at Millenia 7 minutes from Downtown Orlando, Universal & Disney World. Perfect income property for your investors. First year free maintenance fee and one year home warranty. Ask for early Fall Special incentives. First floor condo totally upgraded. Solid wood cabinets & vanities, custom granite counter tops in kitchen & bath, New stainless steel GE appliances, ceramic tile floor, washer & dryer & balcony w/ storage. Amenities include two swimming pools & spas, state of the art fitness center, indoor racquetball court, two tennis courts, volleyball & basketball courts, clubhouse, business center and children's playground. Easy to show. (Please see "Realtor Remarks" for showing instructions.)