

Address: 950 S Kanner Hwy # 305

# Residential Full Report



MLS#: R2990503      PID: 0838410293000305010000 List Price: \$ 65,000  
 MLS#: R2990503      St: Contingency      Type: RES      Rang.P:  
 Area: 8      GEOArea: MA08      Sub Type: C      Orig. LP:\$ 75,000  
 Address: 950 S Kanner Hwy # 305  
 City: Stuart      Zip Code: 34994 - 3750  
 County: Martin      Zoning: Resident  
 Parcel (Orig): 0838410293000305010000  
 Tax ID (Realist): 0838410293000305010000  
 Legal: Gardens At Poppleton Creek Condo Lot:305 Blk:300, Lot SqFt: Frontage: Depth:

Subdivision: Gardens At Poppleton Creek Condo  
 Development:  
 Model Name:      Front Exp: SW  
 Lot Size:      Garage:  
 Waterfront: Y      WTR Frontage:      Carport:  
 Dock#:      Parking Space: 37      Pool: N  
 Virtual Tour:

Living Rm: 17 x 13	Den:	Master BR: 17 x 12	Liv SqFt: 1,164	BR: 2
Kitchen: 10 x 8	Family Rm:	Bedroom 2: 12 x 10	Tot SqFt: 1,164	FB: 2
Dining Rm: 12 x 11	Florida Rm:	Bedroom 3:	Guest Hse:	HB: 0
Dining Ar:	Patio/Balc:	Bedroom 4:	Yr Built: 1984/	<b>FANS: 3</b>
Utility:	Porch:	Bedroom 5:	Pool Size:	Pets: R

Bldg#:	Unit Flr#:	Land Lease:	Mobile Home Size:
Floors/Bldg: 1	Short Sale: Y	Rec Lease:	Decal#:
Units/Bldg: 8	Short Sale Addendum Y	Min Days/Leases:	Serial#:
Units/Complex:		Lease Times/Yr:	Brand Name:
Governing Bodies: CONDO		Application Fee:	Tax Year/Amt: 2007/ \$589
HOA: M/ \$411 / MON		Mbrshp Equity:	Spec Asmt: Y
Dir: US 1 to Palm City Rd Light (behind shopping center) Left into Poppleton			
LO: 800463	RE/MAX Masterpiece Realty	772-340-2700	X:      Fx: 772-323-2933
LA: 20011282	Sarah Taylor	772-485-3214	Primary Phone: 772-485-3214
CLO:			LD: 01/16/09
CLA:			XD: 07/16/09
Compensation:      NonRep: 3%		Buyer Agt: 3%	Trans Brk: 3%      Bonus:
LA E-mail: <a href="mailto:sarah@sarhtaylor.com">sarah@sarhtaylor.com</a>		Dual/Var Rate: Y	List Type: ER
Owner: Swartz	Owner Phone:		List Off Agency: TRANBK

Broker: Short Sale HOWEVER seller is working with an ATTORNEY for negotiation. Commissions and offers subject to 3rd party approval. Approved commission split 50/50. Short Sale Addendum added to the attachments section. Public: Live near shops in this 2nd story condo with a waterfront view. Condo has 1 year new roof and is well maintained. Living Room, Dining, and Balcony all have view of water. Community boasts 2 pools and 2 clubhouses. Children and small pets ok.

Design:	View: CANAL, GARDEN
Const: CBS	WtrFrnt: CREEK, MANGROVE, FIXED BRID
Unt Desc:	Secur:
Roof:	Mmbrsh:
Floors: CARPET, CERAMIC TILE	Cool: CENTRAL
Frnsh: UNFURNISHED	Heat: CENTRAL
Dining:	Utilities: PUBLIC SEWER, CABLE, PUBLIC WATER
Gst Hse:	Boat Service:
MBR/MBath: SEPSHOWER	Spec Info: SOLD AS-IS
Rooms: UTIL-LNDRY	Restrctn BUYER APPRV, TENANT APPRV, NO LSE 1ST Y , PET RESTR
Window/Trmts:	
FeelIncl: COMMON AREA, MAINT-EXTR, LAWN CARE COM RE TAX PEST CONTROL POOL SERVICE TRASH REMOVL ROOF MAINT INSUR-BLDG CABLE SEWER WATER	
Equip/Apppl: WASHER, DRYER, REFRIGERATOR, DISHWASHER, RANGE, ELEC WTR HTR, ICE MAKER, MICROWAVE, SMOKE DETECT	

Private Pool:  
 Parking: ASSIGNED, GUEST  
 Lot Desc:  
 MH Features:  
 Subdv Info: POOL, BIKE - JOG, CLUBHOUSE, SIDEWALK, BILLIARDS  
 Interior: WLK IN CLOS, W/D HOOKUP  
 Exterior: SCRND BAL  
 Show: OWNER OCC, PET ON PREM, LBX-CALL LO      Taxes: CITY / CO      DOM: 143  
 Poss: FUNDING      Terms: CASH, CONVENTIONAL, FHA      CDOM: 125      Byr Orig:  
 Pending Date:      Closing Date:      SP:      Terms:  
 Sell Office:      S/Agent:  
 Type of Contingencies: THIRD PARTY