



O5204423

5152 AMBERGRIS LOOP, KISSIMMEE

County: Osceola County Zip Code: 34746-5587 Unit #: Status: Active
 Sub. Name: COMPASS BAY UNIT ONE List Price: \$ 219,900
 Beds: 4 Baths: 2/1 SqFt Heated: 1,872 Flood Zone: X Sold Price:
 Pool: Community Year Built: 2008
 Property: Townhouse 2-3 Floors, Townhouse Special Sale: None
 Total Acreage: Up to 10889 Sq. Ft Total SqFt: 2263 Pets Y/N: Y ADOM: 0
 Construction Status: Proj. Comp. Date: CDOM: 0
 Location: End Unit, Street Dead-End, Close to Bus

Virtual Tour

4 BED END UNIT WITH WATER VIEW. Take advantage of this rare opportunity for a spacious, 4 bedroom, Harvest collection townhome with garage in the popular Compass Bay community. Only 4th ever 4 bed listing in community history with just 16 built. Extremely well positioned on retention pond near the entrance, community pool and mailboxes, playground, and gazebo. Ground floor open with entry/foyer, half bath, living room, kitchen, and separate dining with sliding door to lanai and pond. Kitchen features breakfast bar, corian countertops, black appliances, and walk in closet pantry. Tile throughout downstairs. Lots of natural light during day. Upstairs Master includes tray ceiling, walk in closet, and master bath with dual sinks, large garden tub, and separate shower. Convenient upstairs laundry room. Floor plan available upon request. Compass Bay is a well located, gated community approved for short or long term rental or residential use. Seconds to 192, Osceola Parkway, and 535. Just minutes to 417, I-4, and Disney. A great base location with dining, shopping, golf, and all of Orlando's world famous attractions at your doorstep. Offered with furniture and appliances included and tenant in place.

Land, Site and Tax Information

SE/TP/RG: 02-25-28 Subdivision #: 3073 Section #: Block/Parcel: 0001 Lot#: 0570 Front Exposure:
 Tax ID: 02 25 28 3073 0001 0570 Alt.Key/Folio#: Additional Parcel: N Mill Rate: Lot # 0570
 Taxes: \$2,188.00 Tax Year: 2013 Homestead: N Other Exemptions: CDD: N Annual CDD Fee:
 Legal Description: COMPASS BAY UNIT ONE PB 20 PG 57-60 LOT 57
 Ownership: Fee Simple Complex/Community Name: COMPASS BAY Book/Page: 0020/0057 Floor #:
 Manufactured / Mobile Style: Model/Make: Harvest Collector Zoning: STR-PD Future Land Use:0111 Zoning Comp.:
 Lot Dimensions: 24.0X85.0 Lot Size(Acres): 0.05 Lot Size(SqFt): 2,047 Days Lease: Min Lease: Lease # /Year:
 Water Frontage: Water Access: Water Name: RETENTION POND
 Water View: Pond Water Extras: Waterfront Feet:

Interior Information

Living Room: 14x17 Master Br.: 15x11 5th Bedroom: Great Room: Study / Den:
 Family Room: 2nd Bedroom: Studio: Air Conditioning: Central
 Kitchen: 17x12 3rd Bedroom: Dinette: Heat & Fuel: Central
 Dining Room: 09x10 4th Bedroom: Bonus Room: Floor Covering: Ceramic Tile, Carpet
 Fireplace: N - Balcony/Porch Security System:
 Utilities Data: Electric, Public Utilities, Street Lights
 Interior Layout:
 Interior Features: Ceiling Fan(s), Blinds/Sh, Smoke Alarm(s)
 Master Bath: Dual Sinks, Garden Bath, Tub with Separate Shower Stall
 Appliances Incl: Refrigerator, Range, Microwave, Dishwasher, Washer, Dryer
 Kitchen: Walk In Pantry, Breakfast Bar Additional Rooms:

Exterior Information

Ext. Construction: Block, Stucco Style: Pool: Dim.
 Exterior Features: Mature Landscaping, Sliding Doors
 Garage/Carport: 1 Car Garage Attached Garage Roof: Tile

Community Information

Community Features: Gated Comm, Playground

Maintenance Includes: Comm Pool, Ground Mtnc, Rec Facility,

Pet Size: # of Pets: 2 Max Pet Weight: Pet Restrictions: Yes. See HOA Docs pg. 34 sec. 8.4
 HOA / Comm Assn: Required HOA Fee: \$365.00 HOA Payment Schedule: Quarterly Mo. Maint. \$(addition to HOA):
 Condo Fee: Other Fee: Housing for Older Persons: N/A
 Elementary: Middle or Junior: High:

Realtor Info

For more information on this or any other properties please contact:

BRENT FERRY

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Directions: From 192 turn north onto Poinciana Blvd. Entrance on left. From 535 turn south onto Poinciana Blvd. Entrance on right. Once inside gate turn left. First street on right. First unit on left.