

Residential Factory Built

311 PORTSIDE LN , Edgewater, FL 32141



L\$199,500

1038830 Active

Area: 82 - Edgewater S:442 to Oak Hill County: Volusia

(14)

VERIFY SCHOOL / VERIFY TAX / VERIFY FLOOD ZONE



Bedrooms: 2	Baths/HBaths: 2/
Zoning Code: MH2	Year Built: 1989
City Limits: Yes	Subdivision: Edgewater Landing
Tax ID: 840101001320	Complex Name:
Acreage:	Alternate Key:
Total SQFT: 2,750	Lot Sz: 60x100 approx.
SF Heated/Air: 2,238	Source: Property Appraiser
Pool: Community	Factory Built: Manufactured (HUD)
Pets:	Assessment:
As Is Condition: Yes	No Drive Beach:
Type Street: Asphalt	Between US1 & River: Yes
Water: City	Sewer: City
In Law Suite: No	# of Stories: 1

Water Feature: Direct Frontage Complex , Water View Home/Unit **Water Type:** Lake
Water-Other: Other-See Remarks

Directions: US1 south approx. 3 miles from 442 to Edgewater Landing (on the left). Take the second left which is Portside.

Remarks: LARGE LAKEFRONT (2238 SQ. FT) HOME. Beautiful sunrises. Watch the fountain, fish and ducks from your 23'x23' sun room or the office which overlooks the lake. Island kitchen, lots of cabinets plus an eat-in kitchen. Den has a wet bar and recessed lighting. Separate dining area. New kitchen stove, sink & faucet, refrigerator, washer and dryer. New laminate in most of the rooms, new rolled vinyl in bathrooms and new berber carpet in sun room. Completely recently painted inside. Loads of beautiful plants. Walk to the clubhouse, tennis, bocci, hot tub, fitness area, woodworking, ceramics, pool tables, fishing pier, lots of activities. Resident boat ramp. Riverwalk. Resort living every day!

Int Features: Bar-Dry/Wet , Closet-Walk-ins , Formal Dining Room , Formal Living Room , Kitchen-Eat In , Kitchen-Island , Skylights , Smoke Detector
Ext Features: Cable TV , Porch , Storage/Shed
Appliances: Dishwasher , Dryer , Range , Refrigerator , Washer
Asso Fee Cover: Cable , Clubhouse , Common Area , Pool , Tennis

Heating: Central , Electric	A/C: Ceiling Fan(s) , Central
Land Type: Gated Community	Roof: Shingle
Construction: Frame	Floors: Wood Laminate
Pool: None	Window Trtmnt: Blinds , Included
Garage: Carport , Covered	Windows: Single Hung
Hot Water Heater: Electric	
Irrigation:	Land Dimensions: Up to .25 acre

Living Room	13.90	16.11	Florida Rm	13.80	15.30	BR 1	11.00	11.90
Family Room	13.80	15.30	Porch/Balcony	23.00	23.00	BR 2	15.80	12.10
Dining Room	13.40	8.00	Office	13.10	11.80	BR 3		
Kitchen	16.50	11.20	Kitchen Nook	5.00	7.50	BR 4		
Laundry	8.10	5.80						

# Complex Units:	Unit Faces:	Unit Floor #:	Ground Floor:
Building # of Floors:	Washer/Dryer:	Furnished: No	Minimum Rental:
On-Site Rental:	Assoc. Fee: \$450	Paid: Q	Assoc. Approval Req.:
HOA: Mandatory		Split BR: Yes	Ground Floor BR: Yes
55+ Community: Yes		Seller shall Pay Title Insurance Y/N: Yes	

PREPARED BY



Helen Harvey
Oceanbreeze Properties
 215 Canal Street

 New Smyrna Beach, FL 32168

Agent Cert. :
Email : hharveybeach@aol.com
Direct Ph# : (386) 423-7538
Other Ph# : (386) 314-9522
Fax Ph# : (386) 423-8845

