

**Residential Factory Built**

**314 Portside Ln , Edgewater, FL 32141**



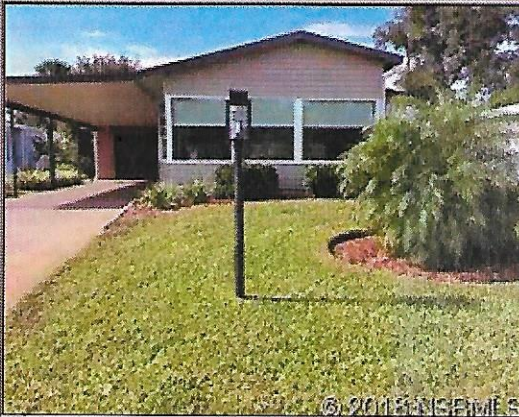
**L\$174,900**

**1039110 Active**

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

(9)

**VERIFY SCHOOL / VERIFY TAX / VERIFY FLOOD ZONE**



<b>Bedrooms:</b>	2	<b>Baths/HBaths:</b>	2/
<b>Zoning Code:</b>	MH2	<b>Year Built:</b>	1989
<b>City Limits:</b>	<b>Subdivision:</b>	Edgewater Landing	
Yes	<b>Complex Name:</b>		
<b>Tax ID:</b>	840101001930	<b>Alternate Key:</b>	
<b>Acreage:</b>		<b>Lot Sz:</b>	Approx. 55x110
<b>Total SQFT:</b>	2,358	<b>Source:</b>	Property Appraiser
<b>SF Heated/Air:</b>	1,489	<b>Factory Built:</b>	Manufactured (HUD)
<b>Pool:</b>	Community	<b>Assessment:</b>	
<b>Pets:</b>		<b>No Drive Beach:</b>	
<b>As Is Condition:</b>	Yes	<b>Between US1 &amp; River:</b>	Yes
<b>Type Street:</b>	Asphalt , Public Maint.		
<b>Water:</b>	City	<b>Sewer:</b>	City
<b>In Law Suite:</b>		<b># of Stories:</b>	1

**Water Feature:** Community-Dedicated Acces , Direct Frontage Complex **Water Type:** Intracoastal Access

**Water-Other:** None

**Directions:** US1 south of 442 approx. 3 miles. Edgewater Landing is on the left. Take the second left and the house is on the left.

**Remarks:** THIS IS THE ONE YOU HAVE BEEN WAITING FOR! Immaculate open plan. Island kitchen. Three bay windows. Large living room and large bedrooms,, 1 car garage. Glassed in front porch completely done over in 2018 (\$15,000 including \$3,000 in custom blinds). Roof 2009, new windows 2007, new siding 2007, A/C 2017, sprinkler pump 2017, water heater 2013, refrigerator 2012, ducts cleaned 2016. Termite bond. Short walking distance to the clubhouse. Riverfront community. Loads of amenities and activities. A few are: intracoastal private boat ramp, intracoastal fishing pier, heated pool, spa, tennis, activities and entertainment. Resort living every day.

**Int Features:** Closet-Walk-ins , Kitchen-Island , Living/Dining Room Combo , Open Floor Plan , Skylights , Smoke Detector

**Ext Features:** Cable TV

**Appliances:** Dishwasher , Dryer , Microwave , Range , Refrigerator , Washer

**Asso Fee Cover:** Cable , Clubhouse , Common Area , Pool , Tennis

**Heating:** Central , Electric , Gas-Natural

**A/C:** Ceiling Fan(s) , Central , Heat Pump

**Land Type:** Gated Community

**Roof:** Shingle

**Construction:** Frame

**Floors:** Carpet , Wood Laminate

**Pool:** Other-See Remarks

**Window Trtmt:** Blinds , Included

**Garage:** 1 Car , Carport , Door Opener

**Windows:** Dble Hung , Sliders

**Hot Water Heater:** Electric

**Irrigation:** Well

**Land Dimensions:** Up to .25 acre

<b>Living Room</b>	18.40	15.80	<b>Florida Rm</b>	15.70	11.90	<b>BR 1</b>	14.50	14.10
<b>Family Room</b>			<b>Porch/Balcony</b>			<b>BR 2</b>	13.30	12.20
<b>Dining Room</b>	9.30	11.00	<b>Other Room 1</b>			<b>BR 3</b>		
<b>Kitchen</b>	10.30	15.20	<b>Other Room 2</b>			<b>BR 4</b>		
<b>Laundry</b>	8.50	5.90						

**# Complex Units:**

**Unit Faces:**

**Unit Floor #:**

**Ground Floor:**

**Building # of Floors:**

**Washer/Dryer:**

**Furnished:**

**Minimum Rental:**

**On-Site Rental:**

**Assoc. Fee:** \$450

**Paid:**

**Assoc. Approval Req.:**

**HOA:**

Mandatory

**Split BR:**

**Ground Floor BR:**

Yes

**55+ Community:**

Yes

**Seller shall Pay Title Insurance Y/N:** Yes

**PREPARED BY**



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