



## PATRICIA BAKER

CIPS, TRC, SFR, e-PRO, CDPE - RE/MAX ALLIANCE GROUP

All the world is local, where do you want to Buy? Sell?

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A4134018 6147 AVIARY CT, BRADENTON, FL 34203



**County:** Manatee  
**Subdiv:** TARA PRESERVE  
**Beds:** 3  
**Baths:** 2/0  
**Pool:** Community  
**Style:** Single Family Home  
**Location:** Cul-de-sac, Golf Course View, In County, Sidewalk, Street Paved  
**Total Acreage:** Up to 10,889 Sq. Ft.  
**Garage/Carport:** 2 Car Garage, Attached  
**LP/SqFt:** \$153.44

**Status:** Active  
**List Price:** \$259,000  
**Year Built:** 2001  
**Special Sale:** None  
**ADOM:** 45  
**CDOM:** 45  
**Pets:** Yes  
**SqFt Heated:** 1,688  
**Total SqFt:** 2,274

You'll love this meticulous, maintenance free single family home with spectacular panoramic golf course and lake views. This 2 bedroom plus study/den with closet, 2 bath home with a 2-stall garage will give you 1,688 sq ft of generous space to move about. Wake up each morning to awe-inspiring sunrises in the East and drift off to sleep each night with the tranquil sounds of nature. AC and furnace replaced 2015. High end motorized blinds on lanai convey with sale. Situated in a friendly community with a community pool, tennis, and golf. A golf membership is not required. Low monthly fees of \$115 per month covers lawn maintenance, tree trimming, mulching, and cable. Financially stable association. Conveniently located close to I-75, Lakewood Ranch, and the University Town Center. You will love where you live!

### Land, Site, and Tax Information

**SE/TP/RG:** 23-35-18  
**Subdivision #:**  
**Tax ID:** [1731563109](#)  
**Taxes:** \$2,836.00  
**Homestead:** Yes **CDD:** Yes  
**Legal Desc:** LOT 12 TARA PHASE III SUBPHASE B PI#17315.6310/9  
**Ownership:** Fee Simple  
**Book/Page:** 37-30  
**Existing Lease or Tenant:** No  
**Lot Dimensions:**  
**Water View:** Lake, Pond

**Zoning:** PDR/WPE/  
**Future Land Use:**  
**Zoning Comp:**  
**Tax Year:** 2014  
**Annual CDD Fee:** \$994  
**Complex/Comm Name:**  
**Floor #:**

**Section #:** 23  
**Block/Parcel:**  
**Front Exposure:**  
**Lot #:** 12  
**Other Exemptions:** No  
**Mill Rate:**  
**Flood Zone:**  
**Lot Size Acres:** 0.12  
**Lot Size SqFt:** 5,401  
**Water Extras:**

### Interior Information

**A/C:** Central  
**Heat/Fuel:** Central  
**Fireplace:** No  
**Utilities Data:** Electric, Gas, Public Utilities, Street Lights  
**Interior Layout:** Eating Space In Kitchen, Formal Dining Room Separate, Great Room, Open Floor Plan, Split Bedroom, Volume Ceilings  
**Interior Feat:** Attic, Blinds/Shades, Ceiling Fan(S), Inside Utility, Smoke Alarm(S), Solid Surface Counters, Solid Wood Cabinets, Unfurnished, Walk In Closet, Window Treatment  
**Master Bath:** Dual Sinks, Garden Bath, Tub with Separate Shower Stall  
**Appliances Incl:** Dishwasher, Disposal, Dryer, Exhaust Fan, Hot Water Gas, Microwave, Range, Refrigerator, Washer  
**Kitchen Feat:** Breakfast Bar, Pantry

**Floor Covering:** Carpet, Ceramic Tile  
**Security Sys:**  
**SqFt Source:** Public Records

**Additional Rooms:** Den/Library/Office, Inside Utility

Room	Dim	Level	Floor Covering	Room	Dim	Level	Floor Covering
Kitchen	19x20	1st	Ceramic Tile	Dining Room	11x15	1st	Ceramic Tile
Great Room	17x14	1st	Ceramic Tile	Master Bedroom	17x12	1st	Carpet
2nd Bedroom	12x13	1st	Carpet	Den/Library/Office	10x13	1st	Ceramic Tile
Balcony/Porch/Lanai	14x10	1st	Other	Balcony/Porch/Lanai	14x10	1st	Other

### Exterior Information

**Ext Construction:** Block  
**Roof:** Tile  
**Ext Features:** Gutters / Downspouts, Screen/Covered Enclosure, Sliding Doors, Trees/Landscaped  
**Pool:** Heated Pool, Heated Spa, In Ground

**Description:** Detached, One Story  
**Garage Dim:**  
**Pool Dim:**

### Community Information

**Community Features:** Community Hot Tub/Spa, Fees Required, Golf Community, Maintenance Free, Tennis Courts  
**Maintenance Includes:** Cable, Community Pool, Ground Maintenance, Manager, Tennis Courts  
**HOA / Comm Assn:** Required **HOA Fee:** \$115.00 **HOA Pmt Sched:** Monthly **Mo Maint\$(add HOA):**  
**Condo Fee:** **Deed Restrictions:** Yes **Other Fee:** \$444.00 / Annual **Housing for Older Per:** N/A  
**Elementary School:** Braden River Elementary **Middle School:** **High School:**  
**Can Property be Leased:** Yes **Years of Ownership Prior to Leasing Required:** No  
**Association Approval Required:** Yes  
**Lease Restrictions:** Yes  
**Approval Process:** Contact Property Management  
**Additional Lease Restrictions:** Contact Property Management

### Realtor Information

**List Agent:** Gina Ursini  
**E-mail:** [ursini421@hotmail.com](mailto:ursini421@hotmail.com)  
**Sales Team:**  
**Office:** KELLER WILLIAMS REALTY SELECT  
**Original Price:** \$269,900

**Agent ID:** 266510309  
**Agent Fax:** 941-556-0550  
**Office Fax:** 941-556-0550

**Agent Direct:** 941-812-4894  
**Agent Pager/Cell:** 941-812-4894  
**Call Center #:** 888-998-9005  
**Office ID:** 281506053  
**Office Phone:** 9415560500

List Date: 10/09/2015  
Previous Price: \$269,900  
Owner: CHARLES L & MARY D CUNNINGHAM  
Financing Avail: Cash, Conventional  
Spec List Type: Not Applicable  
Single Agent: 3%  
Realtor Info: Brochure Available, CDD Addendum required, Floor Plan Available, Seller Property Disclosure  
Showing Instructions: Appointment Only, Contact Call Center  
Driving Directions: From I-75 head west off the exit onto SR 70. Take left onto Tara Boulevard. Take left onto Tara Preserve Lane and 1st right onto Aviary Court. Home will be on the left.  
Realtor Remarks: High end motorized blinds on lanai convey. Sellers have a 1 yr old front load washer & dryer that they are willing to give to new buyers. New buyers would be responsible for installation of electrical outlet for electric dryer (current dryer is gas) & for picking up the washer & dryer from the current location. Age of items: microwave (2013), dishwasher, never used (2001), refrigerator (2008), stove (2001), gas dryer (2001), washer (between 2012-2014), garage door opener (2001), AC (2015).

Price Change: 11/06/15  
Owner Phone:  
Management Contact Info: Rezetta & Company  
Bonus:  
Non-Rep: 3%

LP/SqFt: \$153.44  
Expiration Date:  
Listing Type: Exclusive Right to Sell  
Bonus Exp Date:  
Trans Broker: 3%