



**County:** Hillsborough  
**Zip Code:** 33573  
**Subdiv:** INVERNESS CONDO LOT 69 AND AN UNDIV 1/86 INT IN COM  
**Beds:** 3  
**Baths:** 2 / 0  
**Pool:** Community  
**Style:** Condominium  
**Lot Features:** Cleared, Corner Lot, Landscaped, Level/Flat, Near Golf Course, Sidewalk, Street Paved  
**Total Acreage:**  
**Minimum Lease:** 1 Month  
**New Construction:** No  
**Garage:** Yes, 2 spcs, Attached  
**Carport:** No  
**Garage/Parking Features:** , Driveway, Golf Cart Parking, Ground Level, Guest  
**LP/SqFt:** \$260.57  
**SP/SqFt:** \$260.57

**MlsStatus:** Active  
**Backups Requested:** No  
**List Price:** \$348,900  
**Year Built:** 2004  
**Special Sale:** None  
**ADOM:** 60  
**CDOM:** 60  
**Sqft Heated:** 1,339  
**Total SqFt:** 1,700  
**Builder Name:**  
**Builder Model:**

Welcome to Paradise! This GORGEOUS and meticulously cared for home is a MUST SEE!!!! Located on a large corner lot this home welcomes you with its open and airy great room-kitchen combo that offers 42" cherry cabinets with crown molding, under cabinet lighting Corian counter tops and premium appliances !! This charming home boasts designer upgrades that include diagonal set tile in all the high traffic areas, recessed lighting, upgraded fans and light fixtures, tailor made window treatments, pocket doors, in wall pest control, air controlled extended Lanai with designer blinds, screened front entry, garage screen and so much more! The oversized air controlled lanai is the perfect place to watch the sunrise with a cup of coffee!! Plenty of natural light in this home! This 3 bed/2 bath home is perfect for the person that wants to relax in style without all the outside maintenance, in a community with plenty of activities. The open floor plan concept is desirable for entertaining! Don't miss seeing this extraordinary home! Maintenance Free Living! Kick back and relax and spend the time enjoying all of the benefits of resort style living in Kings Point - instead of household maintenance! The monthly association fee covers: 24 hour gate and guards, cable TV, community pools, escrow reserves fund, internet, exterior maintenance, grounds maintenance, private road, recreational facilities and water! The amenities at Kings Point are plentiful - the highlights include: Golf Cart access to Kings Point and Sun City Center, bus transportation locally to doctor visits and shopping, multiple clubhouses, indoor and outdoor pools, a theater, restaurants, tiki bar, billiards, fitness center calendars full of events to pick from including cards and dancing!! Over 100 clubs to chose from! Book a message at the spa or a tee-time at the robust ClubLink golf course! Resort style living, best place to retire! Nestled in between Tampa and Sarasota, easy access to beaches, St Petersburg and all the fun Orlando offers! Schedule your showing today!

**Legal Desc:** INVERNESS CONDOMINIUM LOT 69 AND AN UNDIV 1/86 INT IN COMMON ELEMENTS

**Ownership:** Condominium  
**Tax ID:** U-24-32-19-65U-000000-00069.0  
**Tax Annual Amount:** \$442.36  
**Tax Year:** 2024  
**CDD:** No  
**Homestead:** No  
**Other Exemptions:** No  
**Building Name/Number:** INVERNESS GREENS CONDO  
**Bldg # Floors:** 1  
**Floor:** 1  
**Floors in Unit:** One  
**Subdivision #:**  
**SW Subd Condo#:**  
**SW Subd Name:**  
**Complex/Comm Name:**  
**Complex/Community Name/NCCB:**  
**Water Name:**  
**Addnl Water Info:**

**Flood Zone:** x  
**Flood Zone Panel:**  
**Add Tax Ids:**  
**Auction Firm/Website:**  
**Auction Type:**  
**Buyers Premium:**  
**Property Access:** No  
**MH Make:**  
**MH Model:**  
**MH Width:**  
**Representaion:**

**SE/TP/RG:** -32-19  
**Section:** 24  
**Block/Parcel:** 000000  
**Book/Page:** 19-11  
**Alt Key/Folio:** 0579781688  
**Lot:** 69  
**Lot Size SqFt:** 2,399  
**Lot Size Acres:** 0.06  
**Zoning:** PD  
**Zoning Comp:** No  
**Census Tract:** 014012  
**Census Block:** 2  
**Use Code:**  
**Future Land Use:**  
**Planned Unit Dev:** No

**A/C:** Central Air  
**Heat/Fuel:** Central, Natural Gas  
**Sewer:** Public Sewer  
**Water:** Public  
**Property Attached:** No

**SqFt Heated Source:** Public Records  
**SqFt Total Source:** Owner  
**Laundry Features:** Gas Dryer Hookup, Inside, Laundry Room, Washer Hookup  
**Window Features:** Blinds, Drapes, Shades, Window Treatments

**Fireplace:** No  
**Floor Covering:** Ceramic Tile, Laminate

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Public, Sewer Connected, Sprinkler Well, Street Lights, Water Connected

**Interior Feat:** Accessibility Features, Ceiling Fans(s), Crown Molding, Eating Space In Kitchen, High Ceiling(s), In Wall Pest System, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Thermostat, Walk-In Closet(s), Window Treatments

**Appliances Incl:** Dishwasher, Disposal, Gas Water Heater, Microwave, Range, Refrigerator

| Room             | Dim        | Level  | Floor Covering | Features      |
|------------------|------------|--------|----------------|---------------|
| Kitchen          | 9x11       | First  |                | Closet Pantry |
| Primary Bedroom  | 12.1x14.3  | First  |                |               |
| Primary Bathroom | 9.5x7.1    | Second |                | Shower No Tub |
| Dining Room      | 7.5x14.5   | First  |                |               |
| Bathroom 2       | 12.11x10.5 | First  |                |               |
| Bedroom 3        | 10.4x10.7  | First  |                |               |
| Great Room       | 17.4x12.4  | First  |                |               |

**Roof:** Shingle

**FoundationDetails:** Slab

**Porch and Patio Features:** Enclosed, Patio, Rear Porch

**Ext Construction:** Block, Stucco

**Property Attached:** No

**Garage Dim:**

**Property Description:** Corner Unit, End Unit

**View:** Garden

**Vegetation:** Mature Landscaping, Trees/Landscaped

**Pool:** Community

**Spa YN:** No

**Architecture Style:** Contemporary

**Exterior Features:** Irrigation System, Rain Gutters, Sidewalk, Sliding Doors

**Community Features:** 24-Hour Guard, Cable TV, Community Pool, Escrow Reserves Fund, Internet, Maintenance Exterior, Maintenance Grounds, Pool Maintenance, Private Road, Recreational Facilities, Security, Water

**Fees Include:** 24-Hour Guard, Cable TV, Community Pool, Escrow Reserves Fund, Internet, Maintenance Exterior, Maintenance Grounds, Pool Maintenance, Private Road, Recreational Facilities, Security, Water

**HOA/ Comm Assn:**

**Condo Fee:** \$714

**Pet Size:**

**Elementary School:**

**Building has Elevator:** No

**HOA Pmt Sched:**

**Total Annual Fees:** \$8,568.00

**Average Monthly Fees:** \$714.00

**Housing for Older Per:** 1

**# Pets:** 1

**Pet Restrictions:** Buyer to verify pet restrictions. See attached pet policy.

**Middle School:**

**High School:**

**Directions:** From I-75; East on 674; Right on Kings Blvd; Enter Kings Point: Right on Newport Loop, Right on Vilmont Greens, Right on Grantham Greens, Left on Inverness Greens Dr, to 2018 on Right.