

## WEALTHCREATION NWFLORIDA, LLC

Residential - DSF

**MLS#:** 382195 **OfficeFile#:** R-1740  
**Status:** Active **Last Change:** 12/18/2008  
**Address:** 302 CAROLYN AVE  
 PANAMA CITY BEACH, FL  
**Zip:** 32407  
**Con Docs:** N  
**MainArea:** 03 BB-Bay County-Beach  
**SubArea:** 0307 - Beach E of Hwy 79  
**Subdiv:** WOODLAWN UNIT 1  
**ParcelID:** 27435-000-000  
**ElemSch:** Patronis **Middle:** Surfside **High:** Arnold  
**Dir:** From the Hathaway Bridge heading west, turn right onto Woodlawn and left onto Carolyn. Home is on the corner of Carolyn and Greenwood.  
**Legal:** WOODLAWN UNIT 1 LOT 15 BLK 5 ORB 1829 P 426 ORB 2728 P 866

**ListPrice:** \$136,900  
**ApproxSF:** 1,692  
**\$/Sqft:** \$80.91  
**TotalRooms:** **Bedrooms:** 3  
**Baths Full/Half:** 2/  
**Ownership/Sale Type:** Foreclosure, REO  
**Stories:** 1  
**YearBuilt:** 1958  
**ImmOcc?** Y  
**ConstrStat:** ConstrCmplt

Click photo to enlarge or view multi-photos.



Situated at the foot of the Hathaway Bridge, this home is centrally located between the City and the beach in a very established neighborhood. The home has had some updates and features a cathedral ceiling, foyer, large living room and a family room with built-in cabinetry. There is also a room off the kitchen/family room that is perfect for a large workroom, and there is a door leading to the outside patio. The screened porch looks out onto a large, wooded lot with a side drive way. Please measure for accuracy. HOME BEING SOLD IN ITS "AS IS" CONDITION WITH RIGHT TO INSPECT

**PrkingSpc:** 2 **LotSize:** 110X110 **LotAcc:** Paved Road, City Road **WatFrnt:**  
**PrkingTyp:** CARPORT **Acres:** 0.280000 **Zoning:** Residential Single Family **WatView:**  
**PrkingFeat:** Driveway Only, Carport **WFFeet:** **LotFeat:** Recorded Subdivision, Within 1/2 Mile Of Water, Aerials/Topo Available, Corner, Cleared

**ProjFacil:**

<u>Room Type</u>	<u>Lvl</u>	<u>Dimnsns</u>		
Kitchen	1	18'9"X9'9"	<b>Design:</b>	Contemporary
Family	1	16'5"X16'1"		
DiningRoom	1	9X11	<b>Const/Siding:</b>	FndationSlabOnGrade, Frame, Roof Flat, Roof Rolled, Siding Brick Some, Siding
LivingRoom	1	16X15		Masonite, Trim Wood
Bedrm: Additnl	1	14'7"X11	<b>ExtFeatures:</b>	Fenced Back Yard, Fenced Chain Link, Lawn Pump, Patio Open, Porch Screened, Yard Building
Bedrm: Additnl	1	9'7"X11	<b>IntFeatures:</b>	Built-In Bookcases, Ceiling: Beamed, Ceiling: Cathedral, Converted Garage, Floor: Hardwood, Floor: Ceramic Tile, Floor: W/W Carpet, Renovated, Shelving, Washer/DryerHookup
Bedrm: Master	1	11X15	<b>Appliances:</b>	Dishwasher, Disposal, Refrigerator, Stove/Oven Electric
UtilityRoom	1	17'6"X15'6"	<b>Utilities:</b>	Electric, Public Water, Private Well: On Site, Cable TV, Public Sewer: On Site, Gas: Propane, Phone
Storage	1	17'6"X6	<b>Energy:</b>	A/C: Central Gas, Ceiling Fan(s), Heat: Central Electric, Water Heater: Electric

**Mbed/Mbath:**

**TaxYr:** **Taxes:** **Hmstd:** **SaleSubjtoLease:**  
**LandLease/Year:** **MonthlyRent:** **AssmMtgTyp:**  
**AssocFee:** **LeaseExpDate:** **Financing:** Conventional, FHA, Cash  
**NewBuyerFee:** **ExistLeases:**  
**Assoc.FeesIclude:**

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 Prepared by Evan Brusilow of WEALTH CREATION NW FLORIDA on 1/6/2009 11:38:47 AM