

WEALTHCREATION NWFLORIDA, LLC

Residential - CND
MLS#: 383900 **OfficeFile#:** **ListPrice:** \$120,000
Status: Active **Last Change:** 12/31/2008 **ApproxSF:** 618
Address: 9850 THOMAS DR, #403E **\$/Sqft:** \$194.17
 PANAMA CITY BEACH, FL **TotalRooms:** **Bedrooms:**1
Zip: 32408 **Baths Full/Half:** 1/0
Con Docs: Y **Ownership/Sale Type:** Short Sale
MainArea:03 BB-Bay County-Beach **Stories:** 0
SubArea: 0309 - South of Grand Lagoon **YearBuilt:** 1985
Subdiv: SUNBIRD CONDO **ImmOcc?** Y
ParcelID: 34994-439-000 **ConstrStat:** ConstrCmplt
ElemSch: Hutchison Beach **Middle:** Surfside **High:** Arnold
Dir: Thomas Drive next to Pineapple Willie's.
Legal: Sunbird Condo Unit 403E Type C ORB 2163 P 318 ORB 2224 P 1257



Here is your chance to own a beautiful gulf front condo in SunBird.

PrkingSpc: 1 **LotSize:** 0 **LotAcc:** **WatFrnt:** Gulf
PrkingTyp: SPACES **Acres:** 0 **Zoning:** Other **WatView:** Gulf
PrkingFeat: Space/Unit **WFFeet:** **LotFeat:**
ProjFacil: Beach, Elevators, Cable TV

<u>Room Type</u>	<u>Lvl</u>	<u>Dimnsns</u>		
Bedrm:Master	1	10x10	Design:	Other
Dining/Living	1	17x16		
Kitchen	1	8x7	Const/Siding:	Roof Metal, Siding Stucco
			ExtFeatures:	Patio Covered, Pool In-Ground
			IntFeatures:	Floor: W/W Carpet, Lock Out Closet, Window Treatment: All, Furnished: All
			Appliances:	Dishwasher, RefrigeratorW/IceMaker, Stove/Oven Electric
			Utilities:	Electric, Cable TV
			Energy:	A/C: Central Electric, Ceiling Fan(s), Water Heater: Electric

Mbed/Mbath: Mbath Ceramic Tile, Mbed Carpeted

TaxYr: **Taxes:** **Hmstd:** N **SaleSubjtoLease:** N
LandLease/Year: **MonthlyRent:** **AssmMtgTyp:**
AssocFee: \$900 Quarterly **LeaseExpDate:** **Financing:** Conventional, Cash
NewBuyerFee: **ExistLeases:**
Assoc.FeesInclude: Accounting, Ground Keeping, Management, Recreational Facilities, Trash Disposal, Cable TV, Water, Pest Control

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