

# Residential Customer Report

**Address:** 6100 Birch Drive, Fort Pierce, FL 34982

**MLS#:** RX-10396466

**St:** Active

**List Price: \$299,900**



**Area:** 7150  
**Geo Area:** SL06  
**County:** St. Lucie  
**Parcel ID:** 340260906200004  
**Subdivision:** Indian River Estates  
**Development Name:**  
**Model Name:**  
**Lot Dimensions:** 160x125 .46 acres  
**List Price Sqft:** 188.03  
**Waterfront:** No  
**Waterfrontage:**

**Type:** Single Family Detached  
**Lot Dimensions:** 160x125 .46 acres  
**Type:** Single Family Detached  
**Dock:**  
**Private Pool:** No  
**Baths - Total:** 2  
**Garage Spaces:** 4

**Legal Desc:** Indian River Estates-Unit 08-BLK 69 Lots 14 and 15 (map 34/11S)(OR 3732-2808)

**Short Sale:** No

Short Sale Add: No

**REO:** No

<b>Master Bedroom</b>	14 X 14								
<b>Bedroom 2</b>	12 X 12	<b>Living Room</b>	21 X 15	<b>Dining Room</b>	14 X 9	<b>Kitchen</b>	13 X 11	<b>Utility Room</b>	7 X 13
<b>Bedroom 3</b>	12 X 12								

<b>SqFt - Living:</b> 1,595	<b>SqFt - Total:</b> 3,334	<b>Guest Hse:</b>	<b>Yr Blt:</b> 2013	<b>Pool Size:</b>
<b>BD:</b> 3	<b>FB:</b> 2	<b>Baths - Half:</b> 0	<b>Yr Blt Des:</b> New Construction	<b>Pets Allowed:</b> Yes
<b>Baths - Total:</b> 2	<b>Year Built:</b> 2013	<b>Front Exp:</b> W		

<b>Bldg #:</b>	<b>Governing Bodies:</b> None	<b>Membership Fee Amount:</b>	<b>Serial #:</b>
<b>Total Floors/Stories:</b> 1	<b>Land Lease:</b>	<b>HOA/POA/COA (Monthly):</b> 20	<b>Tax Year:</b> 2016
<b>Total Units in Bldg:</b>	<b>Recreation Lease:</b>		<b>Taxes:</b> 1,602
<b>Ttl Units in Complex:</b>	<b>Min Days to Lease:</b>	<b>Brand Name:</b>	<b>Special Assmnt:</b> No
<b>Unit Floor #:</b>	<b>Application Fee:</b> 0	<b>Mobile Home Size:</b>	
		<b>Decal #:</b>	

<b>Design:</b> Key West	<b>Waterfront Details:</b> None	<b>Restrict:</b> None
<b>Construction:</b> CBS; Fiber Cement Siding	<b>View:</b>	<b>HOPA:</b> No Hopa
<b>Unit Desc:</b>	<b>Private Pool:</b>	<b>Heating:</b> Central
<b>Flooring:</b> Ceramic Tile	<b>Security:</b> Fence	<b>Boat Services:</b>
<b>Furnished:</b> Unfurnished	<b>Membership:</b>	<b>Guest House:</b>
<b>Dining Area:</b> Dining/Kitchen; Snack Bar	<b>Cooling:</b> Central	<b>Taxes:</b> County Only
<b>Guest House:</b>	<b>Heating:</b> Central	<b>Terms Considered:</b> Cash; Conventional; FHA; VA
<b>Roof:</b> Metal	<b>Utilities:</b> Electric; Public Water; Septic	<b>Mobile Features:</b>
<b>Special Info:</b> Sold As-Is	<b>Storm Protection:</b> Impact Glass: Complete	<b>Cooling:</b> Central
<b>Rooms:</b> Laundry-Inside; Storage; Workshop		
<b>Master Bedroom/Bath:</b> Separate Shower		
<b>Dining Area:</b> Dining/Kitchen; Snack Bar		
<b>Window Treatments:</b>		
<b>Maintenance Fee Incl:</b>		
<b>Equip/Appl Included:</b> Auto Garage Open; Dishwasher; Range - Electric; Refrigerator; Water Heater - Elec		
<b>Private Pool:</b>		
<b>Parking:</b>		
<b>Lot Description:</b> 1/4 to 1/2 Acre		
<b>Subdiv. Amenities:</b> Picnic Area		
<b>Exterior Features:</b> Covered Patio; Extra Building; Fence; Room for Pool; Screen Porch; Screened Patio		
<b>Interior Features:</b> Ctdrl/Vault Ceilings; French Door; Split Bedroom; Walk-in Closet		

**Directions:** U.S. 1, east on Easy Street to Birch

**Public Remarks:** Beautiful custom built CBS with cement siding and metal roof that sits on almost a half acre. The house features an attached 2 car garage; Impact Windows; all tile floors with mosaic inlays; Front screened porch; rear screened patio; French doors; Maple kitchen cabinets with self-closing drawers; Large walk-in shower in the master along with a walk-in closet, and dual sinks. The property also comes with a 1,000 square foot, custom building with electric and an enclosed, air conditioned game room; completely fenced back yard.

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