

# Residential Customer Report

Address: 304 Riomar Drive, Port Saint Lucie, FL 34952

MLS#: RX-10494923

St: Active List Price: \$162,500



Area: 7260  
Geo Area: SL04  
County: St. Lucie  
Parcel ID: 341951000620003  
Subdivision: RIVER PARK UNIT 2  
Development Name:  
Model Name:  
Lot Dimensions: .19 acres  
List Price Sqft: 142.05  
Waterfront: No  
Waterfrontage:

Type: Single Family Detached  
Original List Price: 162,500  
Lot Dimensions: .19 acres  
Type: Single Family Detached  
Dock:  
Private Pool: No  
Baths - Total: 2  
Garage Spaces: 1

Legal Desc: RIVER PARK-UNIT 2- BLK 11 LOT 6 (MAP 34/22N) (OR 3508-7)

Short Sale: No

Short Sale Add: No

REO: No

Master Bedroom	16 X 12	Living Room	18 X 12	Kitchen	10 X 10	Florida Room	16 X 10
Bedroom 2	11 X 12			Dining Area	9 X 10		
SqFt - Living: 1,144	SqFt - Total: 1,910	Guest Hse:		Yr Blt: 1962		Pool Size:	
BD: 2	FB: 2	Baths - Half: 0		Yr Blt Des: Resale		Pets Allowed: Yes	
Baths - Total: 2	Year Built: 1962	Front Exp: SE					

Bldg #:	Governing Bodies: None	Membership Fee Amount:	Serial #:
Total Floors/Stories: 1	Land Lease:	HOA/POA/COA (Monthly):	Tax Year: 2018
Total Units in Bldg:	Recreation Lease:		Taxes: 1,875.86
Ttl Units in Complex:	Min Days to Lease:	Brand Name:	Special Assmnt: No
Unit Floor #:	Application Fee:	Mobile Home Size:	
		Decal #:	

**Design:** Construction: CBS  
**Unit Desc:** Flooring: Linoleum; Terrazzo Floor  
**Furnished:** Unfurnished  
**Dining Area:** Dining-Living  
**Guest House:** Roof: Comp Shingle  
**Special Info:** Sold As-Is  
**Rooms:** Florida; Laundry-Garage  
**Master Bedroom/Bath:** Combo Tub/Shower  
**Dining Area:** Dining-Living  
**Window Treatments:**  
**Maintenance Fee Incl:**  
**Equip/App'l Included:** Dishwasher; Microwave; Range - Electric; Refrigerator; Water Heater - Elec  
**Private Pool:**  
**Parking:**  
**Lot Description:** < 1/4 Acre  
**Subdiv. Amenities:** None  
**Exterior Features:**  
Interior Features: Built-in Shelves; Stack Bedrooms  
**Showing Instructions:** Text Listing Agent

**Waterfront Details:** None  
**View:**  
**Private Pool:**  
**Security:**  
**Membership:**  
**Cooling:** Central  
**Heating:** Central  
**Utilities:** Cable; Electric; Public Water; Septic

**Restrict:** None  
**HOPA:** No Hopa  
**Heating:** Central  
**Boat Services:**  
**Guest House:**  
**Taxes:** County Only  
**Terms Considered:** Cash; Conventional; FHA; VA  
**Mobile Features:**  
**Cooling:** Central

**Directions:** U.S. Hwy 1 west on Riomar to 304  
**Public Remarks:** A LOVELY, CBS RANCH HOME LOCATED IN THE COUNTY WITH LOWER TAXES. THIS 2 BEDROOM, 2 BATH HOME FEATURES A BRAND NEW KITCHEN AND APPLIANCES; NEW DRAINFIELD; NEW HOT WATER HEATER; COOL TERRAZZO FLOORS; NEWER WIND RATED GARAGE DOOR AND PAINTED GARAGE FLOOR; PLUS A FLORIDA ROOM FOR ADDED LIVING SPACE. LOCATED MINUTES TO SHOPPING, DINING AND THE PRISTINE BEACHES.

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