

A4458320 — 6673 DREWRYS BLUFF #115 BRADENTON, 34203

County: Manatee
Subdiv: CLUBHOUSE VERANDAS OF TARA A CO
Beds: 2
Baths: 2/0
Pool: Community
Style: Condominium
Const Status:
Acreage:
Garage: Yes **Attch:** No **Spcs:** 1 **Carport:** No **Spcs:**
Garage/Carport: Garage Door Opener, Guest Parking
Location: On Golf Course, Sidewalks, Street Paved

Status: Active
List Price: $155,000
Year Built: 1994
Special Sale: None
ADOM: 3
CDOM: 3
Proj Comp Date:
Pets: Number Limit, Size Limit, Yes
SqFt Heated: 1,261
Total SF: 1,373
LP/SqFtt: $122.92

Rarely available condo in the coveted Clubhouse Verandas at Tara ! The best value in one of the most beloved golf communities on the west coast of Florida. Enjoy the gorgeous 9th fairway views from the peaceful comfort of your screened lanai or the many exceptional amenities & endless activities hosted by the Tara Golf & Country Club across the way--whatever your heart desires. This freshly painted neutral backdrop to your future dreams comes turnkey furnished & move-in ready: continue the updates with personal touches at your leisure but without pressure. The ensuite master bedroom is spacious with bay window sitting area overlooking the course, dual walk-in closets & a large bathroom. Guest bedroom, eat-in kitchen, breakfast bar, 3 pantry closets, interior laundry room with walk-in closet & private one car garage take care of the extra needs & wants. The community fees cover the convenience of lush gardens, exterior maintenance, common areas as well as typical ongoing expenses like exterior insurance, cable, water/sewer, reserves for upgrades, replacements & more. The required club membership includes golf, tennis, fitness center, yoga, clubs, pickleball, bocce, a lovely pool with hot tub & cafe, delicious dining & so much more fun. No hidden CDD fees. Close to 75, UTC, downtown Bradenton, the airport & shopping. Welcome home to a vacation every day.

Land, Site, and Tax Information

SE/TP/RG: 14/35/18
Subd #:
Tax ID: 1731508204
Taxes: $1,931
Auction:
Homestead: No
Alt Key/Folio:
Lot Dimensions:
Water Frontage:

Zoning: PDR/WPE/
Future Land Use:
Zoning Compatible:
Tax Year: 2018
Auction Time:
Complex/Community Name:
Lot Size Acres: 2.72

Section #:
Block/Parcel:
Front Exposure: South
Lot #: 115
Other Exemptions:
Additional Parcels: No
Ownership: Condominium
Flood Zone Code: X
Waterfront Feet: 0

Floor Number: 1
CDD: No
Annual CDD Fee:
Land Lease Fee:
Plat Book/Page:

Legal Description: UNIT 115 BLDG 1 CLUBHOUSE VERANDAS OF TARA; TOGETHER WITH A CLASS "A" MEMBERSHIP IN TARA GOLF & COUNTRY CLUB INC Pl#17315.0820/4

Interior Information

Air Conditioning: Central Air
Heating and Fuel: Central
Fireplace: No

Flooring Covering: Carpet, Ceramic Tile
Security Features: Fire Sprinkler System, Security Lights, Smoke Detector(s)
SqFt Heated Source: Public Records

Utilities: Cable Connected, Electricity Connected, Phone Available, Public, Sewer Connected, Street Lights, Underground Utilities
Sewer: Public Sewer
Water: Public
Interior Features: Ceiling Fans(s), Eating Space In Kitchen, High Ceiling(s), Living Room/Dining Room Combo, Master Bedroom Downstairs, Open Floorplan, Solid Surface Counters, Split Bedroom, Thermostat, Walk-In Closet(s), Window Treatments

Appliances Included: Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer

Additional Rooms: Inside Utility

Room	Dimensions	Room	Dimensions	Room	Dimensions	Room	Dimensions
Dinette	8x8	Kitchen	10x10	Dining Room	10x8	Living Room	14x19
Master Bedroom	16x12	Master Bathroom	12x6	Bedroom 2	12x15	Bathroom 2	9x5
Laundry	9x6	Balcony/Porch/Lanai	14x7				

Exterior Information

Exterior Construction: Block
Roof: Shingle
Exterior Features: Irrigation System, Lighting, Rain Gutters, Sidewalk, Sliding Doors

Description:
Garage Dimensions: 21x11

Community Information

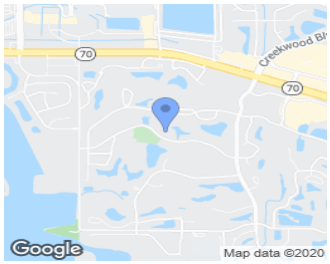
HOA Fee Requirement: Required
Other Fees: 430
HOA Fee: 917.00
Condo Fee: 835
HOA Payment Schedule: Annually
FCHR Web:
Pet Size Limit: Small (16-35 Lbs.)
Monthly Maint Fee: 0
Max Pet Wt:
# of Pets: 1
Housing for Older Persons: False
Pet Rest: Small cat or dog okay. No reptiles, ro
Community Features: Association Recreation - Owned, Buyer Approval Required, Deed Restrictions, Fitness Center, Golf Carts OK, Golf Community, No Truck/RV/Motorcycle Parking, Pool, Sidewalk, Tennis Courts, Waterfront
Fee Includes: Cable TV, Community Pool, Escrow Reserves Fund, Fidelity Bond, Insurance, Maintenance Exterior, Maintenance Grounds, Manager, Pool Maintenance, Recreational Facilities, Sewer, Trash, Water

Elementary School: Tara Elementary
Middle Or Junior School: Braden River Middle
High School: Braden River High

Realtor Information



Christina Pitchford
REALTOR®, Broker & Owner
(941) 350-4411
www.SuncoastDreamHomes.com
Christina@YourHometownConsultant.com



Directions: West of I-75 on SR 70, turn SOUTH on Tara Blvd. Take second RIGHT west on Drewrys Bluff. Take first RIGHT after villas on right. Veer LEFT and park on left.

© 2020 MFR, Inc. DBA Stellar MLS. Information deemed reliable but not guaranteed. Parties are advised to verify. 2/2/2020 - 10:22 PM

FAQ

6673 Drewrys Bluff, Bradenton 34203
Clubhouse Verandas @ Tara

Expenses

	monthly		quarterly		yearly
Water/Sewer	condo fee	Condo Association	$835	Exterior Insurance	HOA
Power	$50 average			Contents Insurance	$1666
Cable+	condo fee			Flood Insurance	-
Exterior	condo fee			Taxes	$1736
Club dining	$60			CDD	-
Club Membership	$430			Master Association	$917

*Tara Golf & Country Club membership included with purchase
*One-time capital contribution of $3500 due at closing
*5 semi-annual payments of $841 remain for roof fund

Seller's Favorite Features

Very open & airy feel to the condo
Convenient location in Tara close to pool & clubhouse
Fun & active community!

Not-So-Noticeable Features

*Check out www.taragcc.com for more information about this great club. The social calendar is quite impressive!
*Standard $335 Old Republic Home Warranty provided by listing agent

Community Pool

Heated
Hot tub
Lakefront
Cafe for lunch & drinks!

Items Excluded From Sale

None

Community & Restrictions

Community management company	Polaris Management for Clubhouse Verandas at Tara
Manager's name	Jim Faix
Contact info	941-321-2370 or jim@polarismgmt.com www.polarismgmt.com

	restriction description
Pet restrictions?	Small cat or dog okay. No reptiles, rodents, livestock etc. Tenants no pets. See Declarations 12.3 for more details.
Fence restrictions?	No fences allowed.
Vehicle restrictions?	No work trucks. Temporary RVS only. See Declarations.
Rental restrictions?	Minimum lease is 30 days. See Declarations 13.1-5 for more details.

Additional Paperwork Available

Property Disclosure
Association Docs
New Member Packet

*

Christina Pitchford PA * REALTOR®, Broker & Owner * Suncoast Homes & Dreams
(941) 350-4411 * YourHometownConsultant.com
AHWD, ABR, C2EX, CIPS, Certified Luxury Home Marketing Specialist®, e-PRO, GREEN, GRI, RENE & RSPS
Sarasota Magazine's "Best in Client Satisfaction," 2007-2020
Florida Realtors® Honor Society 2009-2019