

**Address:** 15 West 3RD ST , JACKSONVILLE , FLORIDA ; 32206 **County:** Duval



<b>List Number</b>	528674	<b>Status</b>	Active
<b>Property Type</b>	Residential	<b>Price</b>	\$ 231,000
<b>Region</b>	07-SPRNGFLD/DWNTWN/PAXN/TROUT RIVER	<b>Area</b>	072-SPRINGFIELD
<b>Parcel # Common</b>	000000 SPRINGFIELD	<b>Subd-Legal Association Fee</b>	SPRINGFIELD N
<b>Assoc Fee</b>	\$ 0	<b>Assoc Fee Freq</b>	N/A
<b>CDD Fee Y/N</b>	N	<b>CDD Fee</b>	0.00

<b>Bedrooms</b>	4	<b>Full Baths</b>	2
<b>Half Baths</b>	1	<b>Bdrms Conform</b>	Y
<b>Approx. Heated SqFt</b>	2,200	<b>Year Built</b>	2009
<b>Waterfront Y/N</b>	N	<b>Navgble to Ocean Y/N</b>	N

<b>New Construction Y/N</b>	Y	<b>Homestead</b>	N	<b>Gated Community</b>	N
<b>Historic Area</b>	Y	<b>Mobile/Mfg Home</b>	N		

**Directions:**N. on Main St. to L. on 1st St. to R. on Laura St. to R. on 3rd. St. house on L.

**Remarks:**This new construction property is the present SRG model home. It was designed with an open loft feel and features stained concrete floors, exposed brick, contemporary light and plumbing fixtures, SS appliances, upgraded tile, 203 ft deep custom landscaped lot with dry creek bed, pergola, granite benches and much more.

**Private Remarks:**seller is motivated, bring us your offers

**Supplement**

**New Construction:** Mdl Hme For Sale  
**Structure:** Builder: SRG Homes  
**Type of Dwelling:** Sngl. Fam.-Detached  
**Square Foot Source:** Plans  
**Bedrooms:** Split Bedrooms; MBR - First Floor  
**Bath:** MBR Bath Tub Sep Stl  
**Dining:** Separate Dining Room  
**Kitchen:** Breakfast Bar; Pantry - Closet; Food Prep Island  
**Major Appliances:** Range Electric; Microwave; Dishwasher; Disposer; Refrigerator; Washer/Dryer Connect; Ice Maker-Refgrgeratr  
**Additional Equipment:** Security Sys.-Owned; Smoke Detector  
**Additional Rooms:** Separate Living Room; Lndry/Util. (inside)  
**Interior Amenities:** Walk-in-Closet(s); Structured Wiring; French Door(s)

**Fireplace:** 1 Fireplace; Fireplace-Living Rm; Electric Fireplace  
**Type of Heating:** Central Heating  
**Type of Cooling:** Central Cooling  
**Energy Features:** Zoned System; Ceiling Fan(s)  
**Utilities:** Water - Public; Sewer - Public; Cable - Available; Underground Util.  
**Water Heater:** Electric Water Heatr  
**Style:** Bungalow; 2 Stories  
**Exterior Wall:** Cementitious Siding  
**Structure:** Wood Frame; Concrete Floor; Builder: SRG Homes; Raised Foundation  
**Roof:** Shingle Roof  
**Pool/Hot Tub:** No Pool

**Misc Exterior:** Deck - Wood; Outside Lighting; Porch - Front  
**Fencing:** Fenced Rear  
**Parking Facilities:** Other Parking  
**Approx Parcel Size:** Less than 1/4 Acre  
**Lot Description:** Regular Lot; Sidewalks; Curb & Gutter; High & Dry  
**Presently Zoned:** Residential  
**Road Frontage:** City Street  
**Road Surface:** Concrete Road  
**Possible Financing:** Will Consider FHA; Will Consider VA; Conventional; Sellr May Pay Closng; Cash  
**Documents on File:** Survey on File; Photos on File; Floor Plans on File  
**Title Status:** Seller Owned  
**Occupancy:** Negotiable  
**Showing Instructions:** Vacant -Lockbox; Call Listing Agent

<b>Listing Date</b>	04/02/2010	<b>Expiration Date</b>	04/02/2011	<b>Comp Buyer Agent</b>	3
<b>Comp to Non-Rep</b>	3	<b>Comp Trans Broker</b>	3	<b>Dual Variable Comm</b>	Y
<b>Listing Type</b>	Exclusive Right of Sale				

**Days On Market** 47

**LO:**WATSON REALTY CORP Office phone: (904) 641-4343; Fax: (904) 641-1601;

**LA:** LISA L SIMON office: (904) 249-6545; primary: lisasellsjax@gmail.com;primary: lisasellsjax@gmail.com;