

Residential Active
MLS# 1100050

305 Ocean Avenue, Port Orange, FL 32129

Agent Display

List Price: \$204,000

Area: 24 - Port Orange N of Dunlawton, E of 95 County: Volusia

Sold/Leased Price: \$



List Price: \$204,000	Style: Single	Occupied: Yes
List \$194.66	Family	Tax ID: 6303-01-05-0030
Price/SqFt:	Subdivision: Conrad	As Is Cond: Yes
Bedrooms: 2	Unit #:	Taxes: 1,706
Baths - 2	Year Built: 1948	Tax Year: 2021
Total:	Sewer: City	Homestead: No
Full / Half 2 / 0	Water: City	Exempt:
Baths	Acreage: 0.14	
Living 1,048	A/V No	
Area:	Surveillance:	
SqFt - 1,396		
Total:		
SqFt Property		
Source: Appraiser		
Lot Size: 60x100		
Directions: From Dunlawton go North on US HWY 1, then East on Ocean Ave. House on right past Lafayette St.		
Virtual Tour:		
Maint Fee: \$0	Maint Fee Paid: N/A	Sub HOA Fee:

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1	Main	22 x 8		Kitchen	Main	8 x 12	
Bedroom 2	Main	13.5 x 10		Utility Room	Main	10 x 8	
Living Room	Main	13.5 x 13					

1st Floor: Slab; Other
Acreage: 0 - 1/2
Air Conditioning: Wall/Window Units
Appliances: Range; Refrigerator
Architecture: Traditional
Building: 1 Story
Construction: Siding
Floor Coverings: Carpet; Laminate

Occupancy: Occupied; Tenant
Parking: Driveway Only; On Street
Road: Paved
Roof: Shingle
Special Conditions: Agent Owned

Remarks: Enjoy country living in this rustic 2 bedroom, 2 bathroom home. Find yourself tucked away in tall pines yet remain convenient to shopping, dining, and the amenities of the Port Orange community. Features a highly desirable Port Orange, Florida address, large yard, oversized main bedroom and finished main bathroom complete with new flooring and new shower. Interior air is conditioned with 2 window HVAC units. Plumbing system is original. Sewer lines from street to home have been replaced. 2 year-old roof is in excellent condition. Seller has never occupied property. House is sold as is. Tenant has been living in the home for 4 years and pays \$865 per month. Tenant is month-to-month.

Agent Info: Seller is a licensed FL real estate broker; Seller does not occupy home and does not warrant condition. Proof of funds to accompany all offers.

Showing Instructions: Appt. Necessary; See Agent Remarks Tenant occupied. Please contact SHOWINGTIME to request code (800) 746-9464 or <https://www.showingtime.com>. Do not contact listing agent for showings. Please give at least 48 hours notice.

Directions: From Dunlawton go North on US HWY 1, then East on Ocean Ave. House on right past Lafayette St.

Legal: W 1/2 OF LOT 2 & E 35 FT OF LOT 3 BLK 5 DEENS ORANGE PARKPORT ORANGE PER OR 5234 PG 3567 PER OR 7237 PG 3605

Parcel ID Link: [6303-01-05-0030](https://www.floridarealty.com/parcels/6303-01-05-0030)

Supra: No **Occupied:** Yes **Foreign Seller:** No **Dispute Res:**

Listing Office: EXP Realty LLC o10255 Address: 555 W Granada Blvd Unit A6 Ormond Beach, FL 32174 Primary Phone: 888-883-8509 101 Email: fl.broker@exprealty.net	Listing Member: Jeanne Fish, CCIM Primary Phone: 386-527-1863 Cell: 386-527-1863 Email: JeanneFishLLC@gmail.com	Co-listing Member: Primary Phone: Cell: Email:
---	---	---

Listing Date: 08/05/2022	List Type: Exclusive Right of Sale	Type: Regular
Expiration Date: 08/04/2023	Sub: 0%	Original List Price: \$228,000
Status Change Date: 08/08/2022	Buyer: 2%	NRR: 0%
Sellers Preferred Escrow: DLP Closing Services LLC	Transaction: 2%	
Agent: LLC	NRR Req: No	

Information is deemed to be reliable, but is not guaranteed. © 2022 MLS and FBS. Prepared by Jeanne Fish on Monday, November 07, 2022 5:26 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.