



**Property:**  
 3 bedrooms  
 2.5 baths  
 1536sq ft  
 2 car garage  
 2006

**Address:**  
 2021 SCHULLER WAY  
 CASSELBERRY!! 32707

Beautiful complex- and great city - residential- near everything!!

**not much for sale in this complex- last sale same size unit \$112K**

**Listed At: \$82,900**

**Last sold \$184,000**

nice area.. Good place to live!

[http://en.wikipedia.org/wiki/Casselberry,\\_Florida](http://en.wikipedia.org/wiki/Casselberry,_Florida)

**Property Description:**

Goorgeous 3 bedroom townhouse with a 1 car garage. Home offers a nice floor plan with spacious family room which opens to a nice backyard. Very nice subdivision which offers a nice community pool. The City of Casselberry is located about 20 minutes from downtown Orlando, and 40 minutes from the Orlando Airport. An hour to the east coast and 2 hour drive to the gulf coast. Casselberry, known as the "Community minded city" is a suburb in the Orlando area. It is predominantly a residential and recreational area with 16 parks and over two dozen lakes. Enjoy living in convenient Casselberry which is just minutes from I-4, downtown Orlando and UCF. Recently built in 2006,- next to WInter Park!.. Also the area has 2 major colleges, Rollins College and Full Sail, and is also very near to the University of Central Florida.. 10 minutes from downtown, 20 minutes from Universal Studios, 10 minutes from Altomonte Springs.. just a little further to Lake Mary.. the house prices in Winter Park have not - yes they have not dropped during this period significantly if any.... it is one of those sort after areas that everyone wants to live in. This is a great area to invest in.. and I can highly recommend a condo here... houses are still \$175 to \$300 a sq ft!... so this is a rare opportunity to invest in one of the prime areas of Central Florida.Location! Location! Here is a great 1 bedroom/ 1 bath condo with open floor plan and granite counter tops. stop by today! Won't last! This property is approved for Home Path Mortgage and HomePath Renovation Mortgage Financing.

	5 % Down		cash
	4.5% Fixed		
Loan Amount	\$ 78,755		
Principal & Interest	\$ 399		
Property Taxes	\$ 100	\$ 100	
Insurance	\$ 48	\$ 48	
HOA	\$ 133	\$ 133	
Management Fee	\$ 80	\$ 80	
Total Payment	\$ 760	\$ 361	

RENT RANGE	Cash Flow+		Cash Flow+
\$ 1,050	\$ 290	\$ 689	
\$ 1,350	\$ 590	\$ 989	

All information is deemed to be reliable but is not guaranteed. Buyer must confirm all information to their satisfaction. Lender owned properties are sold in AS-IS condition with no warranties, Seller Disclosure Statement and no Insurance Claim Report. Buyer is advised to have all inspections necessary to satisfy themselves as to the actual condition of the property. Most lender owned properties will require some repairs and cleaning. On some cases the Buyer must prequalify with the Seller's lender but are not required to use that lender. All lenders require that their chosen Title Company be used to close escrow. The Buyer must prequalify with a lender prior to submitting an offer to buy a lender owned property. Landscaped front & back. This property is protected by Rural Metro Fire dept, the fee is included in the association fee.

Repairs after close:, Full paint, general cleaning, small backyard needs landscape, appliances.

**Some additional repairs may be required after the home inspection.**

All properties are subject to a Buyer Broker Fee of \$1,950. Buyer must sign a Buyer Broker Agreement with any offer made. Buyer is aware that the Realtor may also receive compensation from the seller.



**Gillen & Associate**

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**BEDROOM 1**



**BRN 2**

