



Property:
 3 bedrooms
 2/0 baths
 1590 sq ft
 Built in 1992

Address:
 128 Woodfield Oaks Dr, Apopka
 Apopka, FL 32703

reduced from \$ 77,000
Listed At: \$68,900
PEAK PRICE: \$230,000
has some appliances



Property Description:

view of living room. Bedrooms on one side with master in back. Master bath has a garden tub with shower head. Great price for this good sized home close to shopping, dining and major roads.. The Apopka area is a great place to live and work. It offers a small town atmosphere with the amenities of a large metropolitan area within reach. Apopka public schools are required to comply with challenging standards and successfully prepare children for future college requirements. The schools in the area are recognized for their quality education, student involvement and athletic excellence. The City of Apopka is one of the fastest growing communities in Central Florida. Its diverse population allows businesses to find qualified employees and the customer base they need to succeed. Recent statistics indicate that approximately 61% of the population 25 years old or older in the City has a high school diploma, and about 26% have an associate, bachelor or graduate degree. Apopka is the second largest city in Orange County. For many years, the City has been known as the Indoor Foliage Capital of the World. The economy of the City is diversified without forgetting its heritage. Today, the City is home to numerous agriculture-related businesses as well as warehouse/distribution centers, manufacturing, communications technology businesses, and even a research institute, the University of Florida Institute of Food and Agricultural Sciences (IFAS). Some of the technology leaders located in the Apopka area include Sprint, Sawtek (a TriQuint semiconductor company), and Northrop Grumman (defense laser unit).

	<u>5 % Down</u>		<u>Cash</u>
	<u>4.5% Fixed</u>		
Loan Amount	\$ 65,455		
Principal & Interest	\$ 332		
Property Taxes	\$ 110	\$	110
Insurance	\$ 51	\$	51
HOA	\$ 14	\$	14
Management Fee	\$ 80	\$	80
Total Payment	\$ 587	\$	255



RENT RANGE	<u>Cash Flow+</u>		<u>Cash Flow+</u>
\$ 800	\$ 213	\$	545
\$ 1,100	\$ 513	\$	845



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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