



O5064005

1018 SHADY MAPLE CIR, OCOEE

County: Orange County Zip Code: 34761-3418 Unit #: Status: Active  
 Sub. Name: HAMMOCKS List Price: \$225,000  
 Beds: 4 Baths: 3/0 SqFt Heated: 2,175 Low Price:  
 Private Pool: Y - Auto Cleaner, Child Safety Fence, Gunite/Concrete, H Year Built: 1991  
 Property: Single Family Home Special Sale: None  
 Total Acreage: 1/4 Acre to 21779 S Total SqFt: 3107 Pets Y/N: Y ADOM: 14  
 Construction Status: Proj. Comp. Date: CDOM: 136  
 Location: Close to Bus, City Limits, Level, Oversized Lot, Sidewalk, Street Paved

One of a kind home with numerous Green Home features and energy efficiency! Owners have installed over \$100,000 in upgrades. The spray foam insulation keeps your heating and cooling costs lower and the dual pane windows lower your electricity bills meaning less impact on your wallet and the environment. Architectural features include: great room with wood burning fireplace set in a beautiful brick wall, spacious kitchen with granite counter tops, custom wood cabinets, and a large eat-in area. Newly resurfaced pool w/marcite coating is heated and/or cooled with an energy efficient Aquacal system with hands free maintenance. Child fencing for pool. Salt/chlorination system. Home equipped with generator by-pass for power outages. An 80 gallon solar water heater is another green feature. Hurricane proof screened porch with scenic screen. Hands off Weathermatic sprinkler system.

**Land, Site and Tax Information**

SE/TP/RG: 21-22-28 Subdivision #: 8613 Section #: Block/Parcel: 00 Front Exposure: East  
 Tax ID: 21 22 28 8613 00 400 Alt.Key/Folio#: Additional Parcel: N Mill Rate: 18.6767 Lot #: 400 Auction: N  
 Taxes: \$357.00 Tax Year: 2010 Homestead: N Other Exemptions: CDD: N Annual CDD Fee:  
 Legal Description: THE HAMMOCKS 24/49 LOT 40 & E1/2 OF VAC R/W ON W PER OR 5031/2192  
 Ownership: Fee Simple Complex/Community Name: Book/Page: 0024/0049 Floor #:  
 Manufactured / Mobile Style: MH Make: Zoning: R-3 Future Land Use: 0100 Zoning Comp.:  
 Lot Dimensions: 80 x 155 Lot Size(Acres): 0.28 Lot Size(SqFt): 12,400 Days Lease: Min Lease: Lease # /Year:  
 Water Frontage: Water Access: Water Name:  
 Water View: Water Extras: Waterfront Feet:

**Interior Information**

Living Room: 19x22 Master Br.: 14x16 5th Bedroom: Great Room: Study / Den:  
 Family Room: 2nd Bedroom: 13x15 Studio: Air Conditioning: Central  
 Kitchen: 11x22 3rd Bedroom: 11x11 Dinette: Heat & Fuel: Central  
 Dining Room: 11x11 4th Bedroom: 10x10 Bonus Room: Floor Covering: Carpet, Ceramic Tile, Laminate  
 Fireplace: Y - Family Room Wood Burning Firepl Balcony/Porch 12x25 Sq Ft Source: Public records Security System: Owned  
 Utilities Data: BB/HS Internet Avail, Cable Connected, City Water, Electric, Fire Hydrant, Septic, Sprinkler Meter, Street Lights  
 Interior Layout: Eating Space in Kitchen, Formal Dining Room Separate, Open Plan, Volume Ceilings, Living Room/Great Room  
 Interior Features: Attic, Blinds/Sh, Cath/Vaul Ceil, Ceiling Fan(s), Dry Bar, Other, Smoke Alarm(s), Solid Sfc Cntrs, Solid Wd Cabnts, Thermal Wndws, Walk In Closet,  
 Master Bath: Dual Sinks, Garden Bath, Tub with Separate Shower Stall  
 Appliances Incl: Convection Oven, Dishwasher, Disposal, Exhaust Fan, Microwave, Range, Refrigerator, Solar Hot Water Owned, Water Softener Owned  
 Kitchen: Closet Pantry Additional Rooms:

**Exterior Information**

Ext. Construction: Block, Stucco Style: Pool: Auto Cleaner, Child Safety Fence, Gunite/Concrete, Heated Pool, In Ground  
 Exterior Features: Fenced, French Doors, Fruit Trees, Gutters / Downspouts, Irrigation System, Mature Landscaping, Oak Trees, Outdoor Lights, Patio/Porch Screened, S  
 Garage/Carport: 2 Car Garage, Attached, Door Opener, Oversized, Side Rear Entry Dimensions: Roof: Shingle

**Community Information**

Community Features:

Maintenance Includes:

Housing for Older Persons: # of Pets: Max Pet Weight: Pet Restrictions:  
 HOA / Comm Assn: Required HOA Fee: \$89.00 HOA Payment Schedule: Quarterly Mo. Maint. \$(addition to HOA):  
 Elementary School: Middle School: High School:

**Realtor Info**

List Agent: HOJIN CHANG Agent ID: 62523 Agent Direct: 407-234-8659  
 Sales Team: E-mail: [hojchang@gmail.com](mailto:hojchang@gmail.com) Agent 2 Phone:  
 Office: KELLER WILLIAMS HOMESTEAD RLTY Office ID: 261010513 Agent Fax: 407-258-8108  
 List Date: 09/14/2011 Original Price: \$225,000 LP/SqFt: \$103.45 Agent Pager/Cell: 407-234-8659  
 Contract: Previous Price: SP/SqFt: Office Phone: 407-855-2222  
 Exp. Clsg Date: Price Change: SP/LP Ratio: Office Fax: 407-855-7266  
 Sold Date: Sold Price: Owner: GARBINSKI KEITH A Owner Phone: 407-383-0872  
 Off-Market: Days to Contract: Listing Type: Exclusive Right to Sell Spec Listing Type : Not Applicable  
 Withdrawn: Days to Closed: Expiration Date: 01/14/12 Call Center #:  
 Selling Agent: Office:  
 Management Comp Info: Financing Avail: Cash, Conventional, FHA, VA  
 Buyer Agent: 2.5% Non-Rep: 1% Trans Broker: 2.5% Terms: Seller Credit:  
 Realtor Info: HOA Discl Avail, Seller Prop Discl, Survey Available

Confidential Info:

Showing Instructions: Use Show Btn

Driving Directions: From intersection of West Colonial Drive and Clark Rd., go North on Clarke Rd. to White Rd. Left on White Rd. to The Hammocks. Left on Hammocks Blvd. to third right which is Shady Maple Circle. 1018 is on the right.

Realtor Only Remarks: This fabulous home is loaded with green features.