



**ML# V4613375 512 BRAMBLE FERN AVE, DELAND**

County: Volusia County Zip Code: 32720 Status: Active  
Grid: N38 Area (Tampa): Unit #: List Price: \$289,280  
Sub. Name: FERN GARDEN EST Low Price:  
Bedrooms: 5 Baths: 3 SqFt Heated: 3,447 Year Built: 2007  
Pool: N, MH Width:  
Property: 2nd Floor Multi-Story, Single Family Home ADOM: 4  
Total Acreage: 1/4 Acre to 1/2 Acre CDOM: 4  
Water: Y Type/Name: Pond  
Location: Corner Lot, Sidewalk

BRAND NEW SANTA MARIA MODEL Brilliant family floor plan with the master suite downstairs! As you enter through the large covered porch, the formal living room and dining you are mirrored to your left and right. Continue through into the family room, large open kitchen with a huge built in center island, and the breakfast nook which boasted huge glass windows to overlook the back yard. The library or guest suite is also downstairs and split from the master suite which features his and her walk in closets and a luxurious bathroom. The secondary bedrooms, bathroom and playroom are upstairs.

**Land, Site and Tax Information**

SE/TP/RG: 07-17-30 Subdivision #: 11 Block/Parcel: 00 Lot#: 0610 RP#: Hills. Munic. Code:  
Tax ID: 07 17 30 11 00 0610 Alt.Key/Folio#: 6621543 Additional Parcel: N Mill Rate:  
Taxes: \$1,118.00 Tax Year: 2007 Homestead: N Other Exemptions: N CDD: N Annual CDD Fee:  
Legal Description: LOT 61 FERN GARDEN ESTATES MB 53 PGS 18-25 INC PER OR 6043 P GS 0856-0859 INC  
Ownership: Fee Simple Complex/Community Name: OR Book/Page: 0053/0018  
MH Make: Zoning: RES Future Land Use: 0001 Zoning Comp.: Y SpecTax Dist. (TPA): N  
Lot Dimensions: 115x120 Lot Size(Acres): 0.31 Lot Size(SqFt): 13,503  
Front Exposure: North Waterfront Name: Water View:  
WaterFront Type: Frontage/ Pond Waterfront Extras:

**Interior Information**

Living Room: 12X14 Master Br.: 14X17 5th Bedroom: 12X15 Great Room: SqFt Source: Builder  
Family Room: 18X20 2nd Bedroom: 11X13 Studio: Air Conditioning: Central  
Kitchen: 12X13 3rd Bedroom: 13X15 Dinette: 10X10 Heat & Fuel: Central,Fuel - Electric  
Dining Room: 11X13 4th Bedroom: 11X12 Bonus Room: 12X26 Floor Covering: Carpet,Ceramic Tile  
Fireplace: N - Balcony/Porch: 10X30 Security System: Owned  
Utilities Data: Cable Available, City Water, Public Sewer  
Interior Layout: Formal Living Room Separate, Kitchen/Family Room Combo, Mstr Bedroom Downstairs, Open Plan, Split Bedroom  
Interior Features: Smoke Alarm(s), Stone Counters, Unfurnished, Washer/Dryer Hookup  
Master Bath: Tub with Separate Shower Stall  
Kitchen: Breakfast Bar, Closet Pantry  
Additional Rooms: Foyer, Inside Utility, Media Room  
Appliances Incl: Dishwasher, Disposal, Hot Water Electric, Oven, Range, Refrigerator, Microwave

**Exterior Information**

Ext. Construction: Block, Stucco, Wood Frame Roof: Shingle  
Exterior Features: Patio/Porch Covered, Trees/Landscaped  
Garage/Carpport: 3+ Car Garage Oversized  
Pool:

**Community and Tax Information**

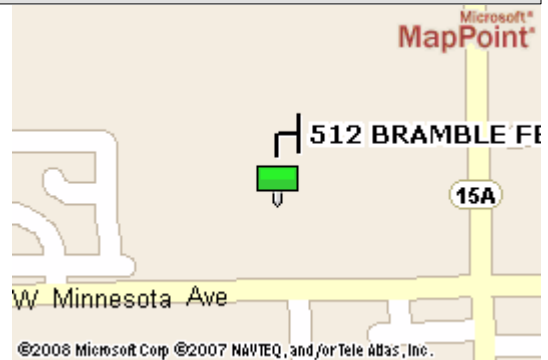
Community Features: Deed Restrictions  
Maintenance Includes:  
HOA Fee Required: Y HOA Fee: \$538.00 HOA Payment Schedule: Annual Max Pet Weight:  
Elementary: Edith I Starke Elem Middle or Junior: Southwestern Middle Mo. Maint. \$(addition to HOA): \$0.00  
High: Deland High

**Realtor Info**

For more information on this or any other properties  
please contact:  
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Directions: W on Minnesota from 15A to Heritage Place entrance. Turn left into subdivision and then right on Bramble Fern Avenue