



THE PRICE GROUP

SELL • BUY • BUILD • INVEST • CAREER

3835 Valley Lane

FOR MORE INFO IMMEDIATELY, TEXT 33460 TO 46835

Fully Enclosed Florida Room and Fenced Backyard



Visual Tour Online:
www.3835ValleyLane.com

Features:

3 Bedrooms
2 Baths

1470+ Finished
Square Feet

2 Car Attached
Garage

Screened-In Lanai

This beautiful home has so much charm! Come see this 3 bed, 2 baths that you can call home. This location offers 1,470 square feet of air-conditioned living space and was built in 1979. You can enjoy the dining room accented by an amazing fireplace. Enjoy the big backyard from the screened in porch where you can relax and entertain. Call today to schedule your viewing!!

kw CLASSIC
REALTY
KELLERWILLIAMS

(407) 367-3921 • OrlandoInfo@kwPriceGroup.com

www.ChooseThePriceGroup.com

The Price Group
6900 Turkey Lake Road, Suite 1-3
Orlando, FL 32819

 ThePriceGroupOrlando

3835 Valley Ln, *Special Features*

3 Bedrooms | 2 Baths | 1400+ Total Finished Square Feet | 2 Car Attached Garage
Fully Enclosed Florida Room and Fenced Backyard

Property Features

- The stucco exterior is highlighted by mature landscaping
- Attached, two-car garage and extra wide driveway provides ample parking for you and your guests
- As you approach the home you are greeted by a walkway and covered front entry

Living Room

- Living Room hosts convenient dual coat closets
- The open living area features neutral flooring and oversized windows creating a bright and inviting ambiance
- Natural light abounds from multiple windows
- Neutral wall colors carried throughout
- White trim throughout the home gives it a polished look

Kitchen and Dining Room

- The Kitchen hosts tile flooring, neutral countertops and backsplash and oak cabinetry
- Appliances to convey; Including refrigerator, range and dishwasher
- Plenty of storage space for someone who loves to cook!
- The stainless steel, double-bowl sink overlooks the backyard
- Kitchen is open to the Dining Room creating a conversational atmosphere between the two spaces
- Located off the Living Room is the Dining Space-Plenty of room for your dining furniture!
- The Dining area is well lit from the elongated windows and updated chandelier
- The Dining Room hosts a brick fireplace with wood mantle

Master Suite and En Suite Full Bath

- The Master Suite boasts a neutral color palette
- Master is spacious enough to accommodate your bedroom furniture suite
- Multiple closets provide additional storage space
- En Suite Bath features neutral countertops and backsplash, vanity with storage underneath and a tub/shower combination with tile surround

Two Additional Bedrooms and Full Bath

- First Bedroom offers plenty of room and boasts neutral carpet and color palette
- The Second Bedroom offers two large windows, neutral carpet and large closet
- The Full Bath features a wood vanity, neutral countertop and tub/shower combination with coordinating tile surround

Outdoor Living

- The spacious enclosed Lanai has plenty of room for a table and chairs – perfect for entertaining!
- The Lanai is encompassed by windows with views of the private back yard – a perfect spot to relax!
- Conveniently step from the Living Room to the enclosed Lanai with a generous size patio to enjoy the outdoors
- The Lanai can easily accommodate a large outdoor dining table, a grill, lounge chairs and accent furniture
- Fenced yard and mature landscaping create a park-like setting
- Outdoor shed available for additional storage space

O5556072 3835 VALLEY LN, TITUSVILLE, FL 32780

For Current Pricing
Call 407.367.3931



County: Brevard
 Zip Code: 32780
 Subdiv: SPRING VALLEY SUB
 Beds: 3
 Baths: 2/0
 Pool: None
 Style: Single Family Home
 Location: Street Paved
 Total Acreage: Up to 10,889 Sq. Ft.
 Minimum Lease Period: No Minimum
 New Construction: No
 Garage/Carport: 2 Car Garage, Attached
 LP/SqFt: \$105.44

Year Built: 1979
 Special Sale: None

Pets:

Max Times per Yr:

SqFt Heated: 1,470
 Total SqFt: 2,074

This beautiful home has so much charm! Come see this 3 bed, 2 baths that you can call home. This location offers 1,470 square feet of air-conditioned living space and was built in 1979. You can enjoy the dining room accented by an amazing fireplace. Enjoy the big backyard from the screened in porch where you can relax and entertain. Call today to schedule your viewing!!

Land, Site, and Tax Information

SE/TP/RG: 21-22-35	Zoning: R1B	Section #:
Subdivision #:	Future Land Use:	Block/Parcel: 2
Tax ID: 22-35-21-25-00002.0-0004.00	Zoning Comp:	Front Exposure:
Taxes: \$2,168.00	Tax Year: 2017	Lot #: 4
Homestead: Yes	Annual CDD Fee:	Other Exemptions:
CDD: No	Additional Tax IDs:	Mill Rate:
Add Parcel: No	Complex/Comm Name:	
# of Add Parcels:	SW Subd Name:	
Legal Desc: SPRING VALLEY SUBD LOT 4 BLK 2	Flood Zone Date: 03/17/2014	Flood Zone Panel: 12009C0205
Ownership: Fee Simple	Floor #:	Floors in Unit:
SW Subd Condo#:	Bldg Name/H:	
Flood Zone: X	Monthly Rental Amount:	Month to Month or Weekly:
Book/Page: 20-141	Total Units:	Fannie Mae Sec: No
Bldg # Floors:	Max Times per Year:	Representation: Seller Represer
Census Block:	Lot Size Acres: 0.19	Lot Size SqFt: 8,276
Census Tract: 611.00	Waterfront Ft: 0	
Existing Lease or Tenant: No		
End Date of Lease:		
MH Width:		
Min Lease Period: No Minimum		
Lot Dimensions:		

Interior Information

A/C: Central	Floor Covering: Carpet
Heat/Fuel: Central	Security Sys:
Fireplace: Yes-Family Room	SqFt Source: Public Records
Utilities Data: Public Sewer, Public Utilities, Public Water Available	
Interior Feat: Ceiling Fan(S)	
Appliances Incl: Dishwasher, Disposal, Dryer, Hot Water Electric, Microwave, Oven, Refrigerator, Washer	

Room	Dim	Level	Floor Covering	Room	Dim	Level	Floor Covering
Living Room	24x13	1st	Carpet	Dining Room	16x12	1st	Carpet
Kitchen	12x9	1st	Linoleum	Master Bedroom	15x11	1st	Carpet
2nd Bedroom	10x11	1st	Carpet	3rd Bedroom	10x10	1st	Carpet
Balcony/Porch/Lanai	22x11	1st	Other				

Exterior Information

Ext Construction: Block	Description: One Story
Roof: Shingle	Garage Dim:
Foundation: Slab	
Architecture Style:	
Ext Features: Mature Landscaping, Patio/Porch/Deck Covered, Patio/Porch/Deck Screened, Screen/Covered Enclosure	
Pool Features:	Pool Dim:

Green Features

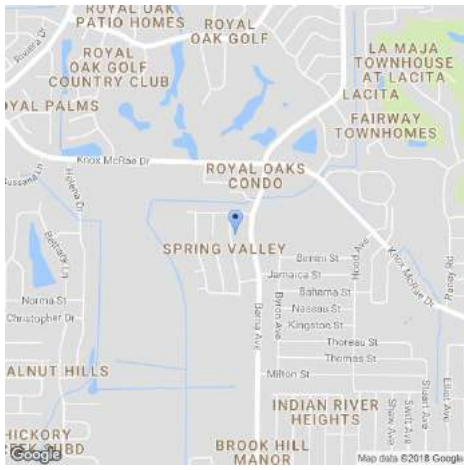
Certifications:
 Energy Features:
 Green Water Features:
 Landscaping:
 Indoor Air Quality:
 Disaster Mit:

Community Information

HOA / Comm Assn: None	Condo Fee:	Monthly Condo Fee Amount:
Deed Restrictions: Yes	Other Fee:	Other Fee Term:
	Housing for Older Per: N/A	Affidavit YN:
	FCHR Website YN:	Expire Renewal Date:
Building Elevator YN:		
Pets Allowed Y/N:		
Can Property be Leased: Yes	Years of Ownership Prior to Leasing Required: No	
Associations Approval Required: No		
Lease Restrictions: No		

Map and Directions

Driving Directions: Continue onto FL-407 N/Challenger Memorial Pkwy, Turn left onto Columbia Blvd, Turn right onto Barna Ave, Turn left onto Trout Stream St, Turn right onto Valley Ln, the home will be on the right.



ML #: 05556072
Address: 3835 VALLEY LN, TITUSVILLE, FL 32780

For Current Pricing
Call 407.367.3931







Seller's Property Disclosure – Residential

Notice to Licensee and Seller: Only the Seller should fill out this form.

Notice to Seller: Florida law¹ requires a **Seller** of a home to disclose to the **Buyer** all known facts that materially affect the value of the property being sold and that are not readily observable or known by the **Buyer**. This disclosure form is designed to help you comply with the law. However, this disclosure form may not address every significant issue that is unique to the Property. You should think about what you would want to know if you were buying the Property today; and if you need more space for additional information, comments, or explanations, check the Paragraph 12 checkbox and attach an addendum.

Notice to Buyer: The following representations are made by **Seller** and **not** by any real estate licensee. This disclosure is not a guaranty or warranty of any kind. It is not a substitute for any inspections, warranties, or professional advice you may wish to obtain. It is not a substitute for your own personal judgment and common sense. The following information is based only upon **Seller's** actual knowledge of the Property's condition. **Sellers** can disclose only what they actually know. **Seller** may not know about all material or significant items. You should have an independent, professional home inspection to verify the condition of the Property and determine the cost of repairs, if any. This disclosure is not a contract and is not intended to be a part of any contract for sale and purchase.

Seller makes the following disclosure regarding the property described as: _____
 3835 Valley Ln., Titusville, FL 32780 (the "Property")

The Property is owner occupied tenant occupied unoccupied (If unoccupied, how long has it been since **Seller** occupied the Property? _____)

	<u>Yes</u>	<u>No</u>	<u>Don't Know</u>
1. Structures; Systems; Appliances			
(a) Are the structures including ceilings; walls; doors; windows; foundation; and pool, hot tub, and spa, if any, structurally sound and free of leaks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Is seawall, if any, and dockage, if any, structurally sound?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Are existing major appliances and heating, cooling, mechanical, electrical, security, and sprinkler systems, in working condition, i.e., operating in the manner in which the item was designed to operate?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) Does the Property have aluminum wiring other than the primary service line?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Are any of the appliances leased? If yes, which ones: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) If any answer to questions 1(a) – 1(c) is no, please explain: _____ _____			
2. Termites; Other Wood-Destroying Organisms; Pests			
(a) Are termites; other wood-destroying organisms, including fungi; or pests present on the Property or has the Property had any structural damage by them?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Has the Property been treated for termites; other wood-destroying organisms, including fungi; or pests?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) If any answer to questions 2(a) - 2(b) is yes, please explain: _____ _____			
3. Water Intrusion; Drainage; Flooding			
(a) Has past or present water intrusion affected the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Have past or present drainage or flooding problems affected the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Is any of the Property located in a special flood hazard area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Is any of the Property located seaward of the coastal construction control line?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Does your lender require flood insurance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) Do you have an elevation certificate? If yes, please attach a copy.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) If any answer to questions 3(a) - 3(d) is yes, please explain: _____ _____			

¹ Johnson v. Davis, 480 So.2d 625 (Fla. 1985).

Buyer and Seller acknowledge receipt of a copy of this page, which is Page 1 of 5.

	<u>Yes</u>	<u>No</u>	<u>Don't Know</u>
4. Plumbing			
(a) What is your drinking water source? <input checked="" type="checkbox"/> public <input type="checkbox"/> private <input type="checkbox"/> well <input type="checkbox"/> other	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Have you ever had a problem with the quality, supply, or flow of potable water?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Do you have a water treatment system? If yes, is it <input type="checkbox"/> owned <input type="checkbox"/> leased?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Do you have a <input checked="" type="checkbox"/> sewer or <input type="checkbox"/> septic system? If septic system, describe the location of each system: _____			
(e) Are any septic tanks, drain fields, or wells that are not currently being used located on the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) Have there been any plumbing leaks since you have owned the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) Are any polybutylene pipes on the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(h) If any answer to questions 4(b), 4(c), and 4(e) - 4(g) is yes, please explain: _____			

5. Roof and Roof-Related Items			
(a) To your knowledge, is the roof structurally sound and free of leaks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) The age of the roof is <u>18</u> years OR date installed _____			
(c) Has the roof ever leaked during your ownership?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) To your knowledge, has there been any repair, restoration, replacement (indicate full or partial) or other work undertaken on the roof? If yes, please explain: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Are you aware of any defects to the roof, fascia, soffits, flashings or any other component of the roof system? If yes, please explain: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

6. Pools; Hot Tubs; Spas			
Note: Florida law requires swimming pools, hot tubs, and spas that received a certificate of completion on or after October 1, 2000, to have at least one safety feature as specified by Section 515.27, Florida Statutes.			
(a) If the Property has a swimming pool, hot tub, or spa that received a certificate of completion on or after October 1, 2000, indicate the existing safety feature(s): <input type="checkbox"/> enclosure that meets the pool barrier requirements <input type="checkbox"/> approved safety pool cover <input type="checkbox"/> required door and window exit alarms <input type="checkbox"/> required door locks <input type="checkbox"/> none			
(b) Has an in-ground pool on the Property been demolished and/or filled?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

7. Sinkholes			
Note: When an insurance claim for sinkhole damage has been made by the seller and paid by the insurer, Section 627.7073(2)(c), Florida Statutes, requires the seller to disclose to the buyer that a claim was paid and whether or not the full amount paid was used to repair the sinkhole damage.			
(a) Does past or present settling, soil movement, or sinkhole(s) affect the Property or adjacent properties?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Has any insurance claim for sinkhole damage been made? If yes, was the claim paid? <input type="checkbox"/> yes <input type="checkbox"/> no If the claim was paid, were all the proceeds used to repair the damage? <input type="checkbox"/> yes <input type="checkbox"/> no	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) If any answer to questions 6(a) - 6(b) is yes, please explain: _____			

Buyer and Seller acknowledge receipt of a copy of this page, which is Page 2 of 5.
SPDR-2 Rev 9/16

	<u>Yes</u>	<u>No</u>	<u>Don't Know</u>
8. Homeowners' Association Restrictions; Boundaries; Access Roads			
(a) Is membership in a homeowner's association mandatory or do any covenants, conditions or restrictions (CCRs) affect the Property? (CCRs include deed restrictions, restrictive covenants and declaration of covenants.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Notice to Buyer: If yes, you should read the association's official records and/or the CCRs before making an offer to purchase. These documents contain information on significant matters, such as recurring dues or fees; special assessments; capital contributions, penalties; and architectural, building, landscaping, leasing, parking, pet, resale, vehicle and other types of restrictions.			
(b) Are there any proposed changes to any of the restrictions?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Are any driveways, walls, fences, or other features shared with adjoining landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Are there any encroachments on the Property or any encroachments by the Property's improvements on other lands?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Are there boundary line disputes or easements affecting the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) Are you aware of any existing, pending or proposed legal or administrative action affecting homeowner's association common areas (such as clubhouse, pools, tennis courts or other areas)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) Have any subsurface rights, as defined by Section 689.29(3)(b), Florida Statutes, been severed from the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, is there a right of entry? <input type="checkbox"/> yes <input type="checkbox"/> no			
(h) Are access roads <input type="checkbox"/> private <input checked="" type="checkbox"/> public? If private, describe the terms and conditions of the maintenance agreement: _____			

(i) If any answer to questions 7(a) - 7(g) is yes, please explain: _____

9. Environmental

(a) Was the Property built before 1978? If yes, please see Lead-Based Paint Disclosure.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Does anything exist on the Property that may be considered an environmental hazard, including but not limited to, lead-based paint; asbestos; mold; urea formaldehyde; radon gas; methamphetamine contamination; defective drywall; fuel, propane, or chemical storage tanks (active or abandoned); or contaminated soil or water?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Has there been any damage, clean up, or repair to the Property due to any of the substances or materials listed in subsection (b) above?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Are any mangroves, archeological sites, or other environmentally sensitive areas located on the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) If any answer to questions 8(b) - 8(d) is yes, please explain: _____			

10. Governmental, Claims and Litigation

(a) Are there any existing, pending or proposed legal or administrative claims affecting the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Are you aware of any existing or proposed municipal or county special assessments affecting the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Are you aware of the Property ever having been, or is it currently, subject to litigation or claim, including but not limited to, defective building products, construction defects and/or title problems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Have you ever had any claims filed against your homeowner's Insurance policy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Are there any zoning violations or nonconforming uses?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Buyer and Seller

acknowledge receipt of a copy of this page, which is Page 3 of 5.

SPDR-2 Rev 9/16

©2016 Florida REALTORS®

This software is licensed to [Robert Fallon, Jr - KELLER WILLIAMS CLASSIC REALTY] www.transactiondesk.com.

InstanetFORMS®

