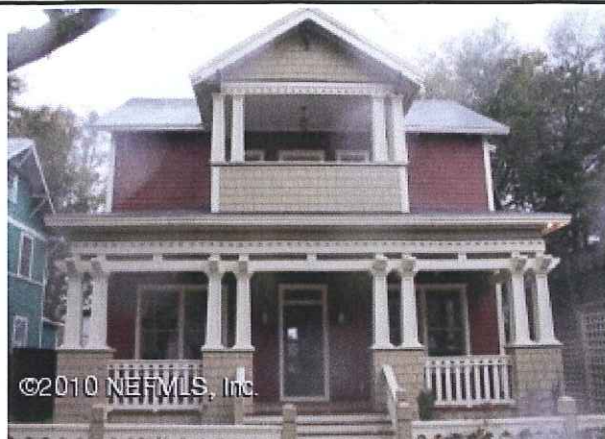


**Address:** 1617 WALNUT ST , JACKSONVILLE , FLORIDA ; 32206-4640 **County:** Duval



<b>List Number</b>	523865	<b>Status</b>	Active
<b>Property Type</b>	Residential	<b>Price</b>	\$ 235,000
<b>Region</b>	07-SPRNGFLD/DWNTWN/PAXN/TROUT RIVER	<b>Area</b>	072-SPRINGFIELD
<b>Parcel # Common</b>	072315 0000 SPRINGFIELD	<b>Subd-Legal Association N Fee</b>	SPRINGFIELD
<b>Assoc Fee</b>	\$ 0	<b>Assoc Fee Freq</b>	N/A
<b>CDD Fee Y/N</b>	N	<b>CDD Fee</b>	0.00
<b>Bedrooms</b>	3	<b>Full Baths</b>	2
<b>Half Baths</b>	1	<b>Bdrms Conform</b>	Y
<b>Approx. Heated SqFt</b>	2,346	<b>Year Built</b>	2009
<b>Waterfront Y/N</b>	N	<b>Navigble to Ocean Y/N</b>	N

<b>New Construction Y/N</b>	Y	<b>Homestead</b>	N	<b>Gated Community</b>	N
<b>Historic Area</b>	Y	<b>Mobile/Mfg Home</b>	N		

**Directions:** From Downtown go N on Main to rt on 6th to to lt on Walnut to property on rt.

**Remarks:** This new construction home built by SRG Homes offers oak floors, 2 step crown moulding, gas package and 10 ft ceilings as standard. We then juice the finishes up with our "HD" (High Design) upgrades. Custom stain grade trim, stairwell paneling, period fixtures, custom cabinetry and tile upgrades are only the start.

**Private Remarks:** seller motivated, bring us your offers key in lock box at model home located at 15 W. 3rd or call listing agent at 655-0346

**Supplement**

**New Construction:** Builder Inventory  
**Structure:** Builder: SRG Homes  
**Type of Dwelling:** Sngl. Fam.-Detached  
**Square Foot Source:** Plans  
**Bath:** MBR Bath Tub Sep Stl  
**Dining:** Separate Dining Room; Eating Space-Kitchen  
**Kitchen:** Pantry - Closet; Food Prep Island  
**Additional Equipment:** Security Sys.-Owned; Smoke Detector  
**Additional Rooms:** Balcony; Separate Living Room; Family Room  
**Interior Amenities:** Walk-in-Closet(s); Built-in-Bookshelves; Structured Wiring; Thermal Window(s); Wood Floors

**Fireplace:** 1 Fireplace; Tile Fireplace; Mantle  
**Type of Heating:** Central Heating  
**Type of Cooling:** Central Cooling  
**Energy Features:** Zoned System; Ridge Vents  
**Utilities:** Water - Public; Sewer - Public; Gas - Piped  
**Water Heater:** Electric Water Heat  
**Style:** Traditional; 2 Stories  
**Exterior Wall:** Cementitious Siding  
**Structure:** Wood Frame; Builder: SRG Homes; Raised Foundation  
**Roof:** Shingle Roof  
**Pool/Hot Tub:** No Pool

**Misc Exterior:** Deck - Wood; Outside Lighting; Porch - Front; Porch - Open; Sprinkler System; Landscape Lighting  
**Parking Facilities:** Other Parking  
**Approx Parcel Size:** Less than 1/4 Acre  
**Lot Description:** Regular Lot; Sidewalks; Curb & Gutter; High & Dry  
**Lot Location:** Urban/City  
**Presently Zoned:** Residential  
**Road Frontage:** City Street  
**Road Surface:** Concrete Road  
**Possible Financing:** Will Consider FHA; Will Consider VA; Conventional; Sellr May Pay Closng; Cash  
**Documents on File:** Survey on File; Floor Plans on File  
**Title Status:** Seller Owned  
**Occupancy:** Negotiable  
**Showing Instructions:** Special Instructions; Vacant; Call Listing Agent

<b>Listing Date</b>	03/03/2010	<b>Expiration Date</b>	09/03/2010	<b>Comp Buyer Agent</b>	3
<b>Comp to Non-Rep</b>	3	<b>Comp Trans Broker</b>	3	<b>Dual Variable Comm</b>	N
<b>Listing Type</b>	Exclusive Right of Sale				

**Days On Market** 77

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**Co-LA:** Pat Nodurft of WATSON REALTY CORP Cell Phone: (904) 333-0792; eFAX: (888) 650-6333; Office: patnodurft@watsonrealtycorp.com