

## Cross Property 360 Property View

# 8718 MALLARD RESERVE DRIVE Unit #201, TAMPA, Florida 33614

Listing

**U8159222 8718 MALLARD RESERVE DR, #201, TAMPA, FL 33614**



**County:** Hillsborough

**Subdiv:** THE GRAND RESERVE CONDO  
**Beds:** 2  
**Baths:** 2/0  
**Pool:** Community  
**Property Style:** Condominium  
**Total Acreage:** 2 to less than 5  
**Minimum Lease Period:** 1-2 Years  
**Garage:** No **Attch:** **Spcs:**  
**Garage/Parking Features:**  
**LP/SqFt:** \$125.27  
**New Construction:** No  
**Total Annual Fees:** 4,200.00  
**Average Monthly Fees:** 350.00  
**Flood Zone Code:** X

**Status:** Active  
**On Market Date:** 04/27/2022  
**List Price:** \$115,000  
**Year Built:** 1988  
**Special Sale:** Auction  
**ADOM:** 6  
**CDOM:** 6  
**Pets:** Yes  
**Max Times per Yr:**  
**Carport:** No **Spcs:**  
**Heated Area:** 918 SqFt / 85 SqM

Auction Property. Welcome to your cozy condo with a view! This charming Two (2) Bedroom, Two (2) Bathroom condo is located conveniently in Carrollwood between The Veterans Expressway, Hillsborough Ave, and Hwy 580! This clean-kept and well-maintained condo is perfect for a first-time homeowner, fresh start, or rental investor! Open the door into a cute, laminate floored living room area or take a turn into the kitchen with sturdy tile flooring! Traveling down the short hallway brings you to either the bathroom or bedroom with smooth laminate floors. From the living room or bedrooms. As a part of the Grand Reserve Condo Association, residents here are able to enjoy safe strolls around the community's lakes and access to the HOA's many amenities including Clubhouse(s), Tennis Court(s), and Pool(s)! The listing will be held via website auction The property is for sale by Auction. Property to be sold to the highest bidder subject to seller's reserve and 3rd party approval. \*\*\*Auction will commence TBD 2022\*\*\*. The listed price is a suggested starting price. A buyer's premium of 5% is required. You may schedule an appointment to view this property prior to the auction. You must preregister on the auction site prior to being approved to view or bid on the auction. <https://www.receivership-auctions.com> Remarks: Property In Federal Receivership. Please see the attachments for FAQ, sample offer format, and other disclosures.

### Land, Site, and Tax Information

**Legal Desc:** THE GRAND RESERVE CONDOMINIUMS AT TAMPA UNIT 1722 AND AN UNDIV INT IN COMMON ELEMENTS

**SE/TP/RG:** 21-28-18

**Subdivision #:**

**Tax ID:** [U-21-28-18-893-000000-01722.0](https://www.receivership-auctions.com)

**Taxes:** \$1,158

**Auction Type:** Reserve

**Auction Firm/Website:** Receivership-Auctions.com

**Homestead:** No

**Ownership:** Condominium

**Flood Zone:** X

**Floors in Unit/Home:** One

**Book/Page:** 21-21

**Total # of Floors:** 2

**Land Lease Fee:**

**Lot Dimensions:**

**Zoning:** PD

**Future Land Use:**

**Zoning Comp:**

**Tax Year:** 2021

**Property Access:** Yes

**Block/Parcel:** 0000000

**Front Exposure:** North

**Lot #:** 01722

**Buyers Premium:** 5%

**AG Exemption YN:**

**CDD:** No **Annual CDD Fee:**

**Complex/Comm Name:**

**Flood Zone Date:**

**Floor #:** 2

**Census Block:**

**Bldg Name/#:** 8718

**Total Units:**

**Lot Size Acres:** 4.09

**Other Exemptions:**

**Flood Zone Panel:**

**Planned Unit Dev:**

**Census Tract:**

**Lot Size:** 275,000 SqFt / 25,548 SqM

### Interior Information

**A/C:** Central Air

**Heat/Fuel:** Electric

**Utilities:** Cable Connected, Electricity Connected, Water Connected

**Sewer:** Public Sewer

**Water:** Public

**Fireplace:** No

**Heated Area Source:** Public Records

**Appliances Incl:** Range, Refrigerator

**Flooring Covering:** Laminate

**Interior Feat:** Ceiling Fans(s), Thermostat

Room Type	Level	Approx Dim	Flooring	Features
Master Bedroom	First	12x12		
Master Bathroom	First	8x5		
Living Room	First	12x12		
Kitchen	First	12x12		

### Exterior Information

**Ext Construction:** Block, Stucco, Wood Siding

**Roof:** Shingle

**Property Description:**

**Ext Features:** Sidewalk, Sliding Doors

**Pool:** Community

**Pool Features:**

**Patio And Porch Features:**

**Foundation:** Slab

**Garage/Parking Features:**

**Road Surface Type:** Paved

**Garage Dim:**

**Architectural Style:**

**Pool Dimensions:**

**Spa:**

### Green Features

**Disaster Mitigation:**

**Green Water Features:**

### Community Information

**Community Features:** Deed Restrictions, Pool, Sidewalk

**Fee Includes:** Common Area Taxes, Community Pool, Escrow Reserves Fund, Maintenance Exterior,

**Building Elevator Y/N:** No

Maintenance Grounds, Manager  
**HOA / Comm Assn:** Yes  
**HOA Pmt Sched:**  
**Assn/Manager Name:** Resource Property Management  
**Assn/Manager Phone:**  
**Condo Fee:** \$350 / Monthly  
**Pet Size:** Medium (36-60 Lbs.)  
**Max Pet Wt:** 50  
**Association Approval Required:** Yes  
**Lease Restrictions:** Yes  
**Approval Process:** Please verify with HOA  
**Additional Lease Restrictions:** Please verify with HOA

**HOA Fee:**  
**Mo Maint\$(add HOA):**  
**Assn/Manager Email:** grandmin@resourcepropertymgmt.com  
**Assn/Manager URL:**  
**Other Fee:** **Housing for Older Per:** No  
**# of Pets:**  
**Pet Restrictions:** Please verify pet restrictions with HOA  
**Years of Ownership Prior to Leasing Required:** No

#### Realtor Information

**List Agent:** [Tony Kelly](#)  
**List Agent E-mail:** [tonyjmkellypa@gmail.com](mailto:tonyjmkellypa@gmail.com)  
**List Agent 2:** [Alex Ellis](#)  
**List Agent 2 Email:** [Alex@ABetterLifeRealty.com](mailto:Alex@ABetterLifeRealty.com)

**List Agent ID:** 261550851  
**List Agent Fax:** 727-521-7378  
**List Agent 2 ID:** 260045713

**List Agent Direct:** 863-287-4672  
**List Agent Cell:** 863-287-4672  
**List Agent 2 Phone:** 727-282-2204

**List Office:** [A BETTER LIFE REALTY](#)

**Original Price:** \$115,000  
**On Market Date:** 04/27/2022

**List Office Fax:** 727-521-7378

**Call Center #:**  
**List Office ID:** 260031862  
**List Office Phone:** 727-521-7378  
**LP/SqFt:** \$125.27  
**Expiration Date:** 05/31/2022

**Previous Price:**

**Price Change:**  
**Listing Service Type:** Full Service

**Representation:**

**Occupant Type:** Vacant

**Owner:** EQUIALT FUND LLC

**Owner Phone:**  
**Listing Type:** Exclusive Right To Sell

**Financing Avail:** Cash, Conventional

**Dual Variable Compensation:** Yes

**Single Agent:** 2%

**Non-Rep:** \$100

**Trans Broker:** 2%

**Realtor Info:** 3rd Party Approval Req, As-Is, Assoc approval required

**Confidential Info:**

**Showing Instructions:** Lock Box No Call, No Sign, Use ShowingTime Button

**Driving Directions:** Use a GPS

**Realtor Remarks:** READ FAQ BEFORE CALLING AGENTS ON LISTING The listing will be held via website auction The property is for sale by Auction. Property to be sold to the highest bidder subject to seller's reserve and 3rd party approval. \*\*\*Auction date is TBD \*\*\*. The listed price is a suggested starting price. A buyer's premium of 5% is required. You may schedule an appointment to view this property prior to the auction. You must preregister on the auction site prior to being approved to view or bid on the auction. <https://www.receivership-auctions.com> Remarks: Property In Federal Receivership. Please see the attachments for FAQ, and other disclosures if Applicable. \*\*ALL PROPERTY INFORMATION TO BE VERIFIED BY BUYERS\*\*\*

#### Seller's Preferred Closing Agent

**Closing Agent Name:**

**Email:**

**Address:** , Florida

**Closing Company Name:**

**Phone:**

**Fax:**

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