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Address: 1917 QUAKER RIDGE DR , GREEN COVE SPR , FLORIDA ; 32043 **County:** CLAY



List Number	780877	Status	Active
Property Type	Residential	Price	\$ 284,900
Region	16-GREEN COVE SPRINGS	Area	161-GREEN COVE SPRINGS
Parcel #	015232 001 37	Subd-Legal	MAGNOLIA POINT GOLF&CC
Common	MAGNOLIA POINT GOLF&CC	Association Fee	Y
Assoc Fee	\$ 328.70	Assoc Fee Freq	Quarterly
CDD Fee Y/N	N	CDD Fee	0.00
Bedrooms	3	Full Baths	2
Half Baths	1	Bdrms Conform	Y
Approx. Heated SqFt	2,167	Year Built	1995
Appx. Lot Dimensions	Approx. .6 Acres	Waterfront Y/N	N
Navgble to Ocean Y/N	N		

Elementary School	Paterson	Middle School	Green Cove Springs	High School	Clay
New Construction Y/N	N	Homestead	Y	Gated Community	Y
Historic Area	N	Mobile/Mfg Home	N		

Room Name	Dimensions	Room Level	Fir	Room Name	Dimensions	Room Level	Fir	Room Name	Dimensions	Room Level	Fir
Master Bdrm	17 x 13	1	Carp	Breakfast Rm	11 x 10	1	Tile	Family Rm	18 x 13	1	Wood
Bedroom 2	12 x 11	1	Carp	Dining Rm	11 x 11	1	Wood	Kitchen	13 x 12	1	Tile
Bedroom 3	12 x 11	1	Carp					Other	16 x 7	1	Tile

Directions: From I-295 South on US Hwy 17 to Green Cove Springs, Right on Harbor Dr to Magnolia Gate, Left at stop sign on Colonial, to Right on Shinnecok, to first Left on Quaker Ridge Dr to 1917 on left.

Remarks: This remarkable 3BR/2.5BA home is situated on an approximately .6 acre, very private lot on one of the prettiest streets in Magnolia Point. A NEW ROOF with Lifetime GAF Timberline Shingles will be installed by January 1, 2016. The backyard has plenty of room for a pool and still not disturb the wooded garden paths and sanctuary that is currently in place. This well cared for home has been updated to include wood floors in the Family Room and Formal Dining Room. Tile protects the high traffic areas. Granite counter tops, backsplashes and newer appliances make the spacious kitchen a cook's delight. The Breakfast The Master Suite offers a bath with dual sink vanity, garden tub, large shower and built-in storage cabinets.

Type of Dwelling: Sngl. Fam.-Detached
Style: Traditional
Stories: # Stories: 1
Square Foot Source: Plans
Bedrooms: Split Bedrooms; MBR - First Floor
Bath: MBR Bath Tub Sep Stl
Dining: Separate Dining Room; Breakfast Room
Kitchen: Breakfast Bar; Pantry - Closet; Solid Srfce Cntrtops
Major Appliances: Range Electric; Microwave; Dishwasher; Disposer; Refrigerator; Washer/Dryer Connect; Self Cleaning Oven; Ice Maker-Refrgeratr
Additional Equipment: Smoke Detector
Additional Rooms: Entry Hall / Foyer; Family Room; Lndry/Util. (inside)

Interior Amenities: Walk-in-Closet(s); Built-in-Bookshelves; Floor Plugs; Ceiling 8+ Ft.; Glass Block Windw(s); Bay/Bow Window(s); Palladian Window(s); Window Treatment(s); Sliding Glass Dr(s); Wall-to-Wall Carpet; Tile Floors; Vinyl Floors; Wood Floors; Ceramic Tile; Double Paned Windows
Fireplace: 1 Fireplace; Tile Fireplace; Mantle; Frplc-Fam Rm/Den/Gr; Gas Fireplace
Type of Heating: Central Heating; Electric Source
Type of Cooling: Central Cooling; Electric Source
Energy Features: Heat Pump-Air; Ridge Vents; Ceiling Fan(s); Solar Tubes
Utilities: Water - Public; Sewer - Public; Gas - Bottled; Cable - Available; Underground Util.; Sep Irrigation Meter
Water Heater: Electric Water Heatr
Structure: Wood Frame; Slab-on-Grade
Exterior Wall: Coquina
Roof: Shingle Roof
Pool/Hot Tub: No Pool

Common/Club Amenities: Sprinkler System; Club Facilities; Clubhouse; Club Pool; Tennis Court(s); Playground; Golf Course; Exercise Room; Handicap Accessible; Security Guard; Garbage Pick-up
Misc Exterior: Outside Lighting; Mandatory Fees; Covenants/Restrictns; HO Assoc. Name: Mag Pt Comm Assoc; Porch - Front; Porch - Open; Lanai - Screened; Garden; Sprinkler System; Landscape Lighting; Motion Lighting
Parking Facilities: Attached Garage; # Garage Spaces: 2.50; Garage Door Opener; Side Entry Garage; Golf Cart Storage; Concrete
Approx Parcel Size: 1/4 to 1/2 Acre
Lot Description: Irregular Lot; Wooded
Lot Location: Golf Course Comm; Suburban
Presently Zoned: Residential; Single Family; PUD
Road Frontage: Private Road; 2 Lane Road
Road Surface: Asphalt Road
Possible Financing: Will Consider FHA; Will Consider VA; Conventional; Cash
Documents on File: Survey on File; Photos on File; Virtual Tour
Occupancy: At Closing

Days On Market	160
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