


**JEFFREY NOLAN 863-619-6620 CDC PROPERTIES**

MLS#: **L4592426** County: **Polk County** Originated Board: **L**  
 List Price: **\$252,500** Low Price:  
 Address: **1608 S LAKEWOOD DR** Listing Status: **Active**  
**LAKELAND, FL 33813-3218** Grid: **SE22**  
 Condo Floor#: Condo Bldg/Unit#: Year Built: **1978**  
 MH Make:  
 Ownership: **Fee Simple**  
 Bedrooms: **3** Full Bath: **2** Half Bath: Property Style: **Single Family Home** Stories/Width:

Architectural Style: **Ranch**  
 Additional Rooms:

**Lknd Highlands by Scott Lake! Energy efficient custom built split plan featuring large kitchen, lots of ceramic tile and sunken family room w/ Flagstone fireplace. All formal rooms, walk-in closets, huge screen porch & lushly landscaped private backyard**

**Land And Site Information**

Section/Township/Range: **17-29-24** Subdivision #: **285300** Block/Parcel: **002090** Lot#: **001** Additional Parcel:  
 Legal Description: **LAKEWOOD ESTATES PB 47 PG 5 BLK B LOT 9**  
 Alt.Key/Folio#: OR Book/Page: **0047/0005** Front Exposure: **South**  
 Subdivision Name: **LAKEWOOD ESTATES** Zoning: **R-1** Future Land Use: **RES** Compatible Y/N:  
 Complex/Community Name: Lot Dimensions: **97x140**  
 Total Acreage: **1/4 Acre to 21779 Sq. Ft.** Lot Size(Acres): **0.31** Lot Size(SqFt): **13503**  
 Location: **In County**  
 Utilities Data: **Cable Available, City Water, Septic, Sprinkler Well**  
 Water Type: Water Name:  
 Water Extras:

**Interior Information**

SqFt Heated: **1,928** SqFt Source: **Public records** Fireplace: **Family Room, Wood Burning Fireplace**  
 Living Room/ Great Room Size: **13x10** Family Room Size: **18x18**  
 Kitchen Size: **12x14** Dining Room Size: **12x10** Dinette Size:  
 Master Bedroom Size: **12x17** 2nd Bedroom Size: **11x13** 3rd Bedroom Size: **11x13**  
 4th Bedroom Size: 5th Bedroom Size:  
 Bonus Room Size: Foundation: **Slab**  
 Master Bath Features: **Shower No Tub**  
 Interior Layout: **Eating Space in Kitchen, Split Bedroom, Formal Dining Room Separate**  
 Interior Features: **Walk In Closet, Ceiling Fan(s)**  
 Kitchen: **Pantry**  
 Appliances Incl: **Dishwasher, Range**

Floor Covering:  
 Air Conditioning: **Central**  
 Heat & Fuel: **Fuel - Electric**

**Exterior Information**

Exterior Construction: **Block, Stone, Stucco**  
 Exterior Features: **Fenced, Mature Landscaping, Parking - RV/Boat, Patio/Porch Screened**  
 Garage/Carpport: **2 Car Garage, Attached, Door Opener, Washer/Dryer Hookup**  
 Roof: **Shingle**  
 Pool Y/N: **N** Pool:

**Community Information**

Building Name/Number: Assoc. Fee Required: **N** Assoc. Fee:  
 Community Features:

Elementary School: **Valleyview Elem** Middle or Junior School: **Lakeland Highlands Middle** High School: **George Jenkins High**

Taxes: **\$1,555** Tax Year: **2005** CDD: **Mortgage, Financing & Tax Information**

Financing Available:

Driving Directions: **S. Florida Ave - East on Lake Miriam Drive - South on Live Oak - East Lakewood Dr South**  
 Add'l Remarks: **THIS ONE OWNER SPLIT BEDROOM HOME WAS CUSTOM DESIGNED AND BUILT BY AN ELECTRICAL ENGINEER WITH MANY EXTRA FEATURES NOT FOUND IN MOST HOMES TODAY AND IS EXTREMELY ENERGY EFFICIENT!! IN FACT, THE AVERAGE MONTHLY UTILITY BILL FOR BOTH ELECTRIC & CITY WATER IS ONLY \$109.62 per MONTH. HOW DID HE DO IT? WITH: A 100% HIP ROOF TO WITHSTAND HURRICANE WINDS, SOLID WOOD 1 X 12 ROOF DECKING, EXTRA RIDGE ATTIC VENTILATORS, 10 INCHES OF BLOWN ATTIC INSULATION, STYROFOAM INSULATED OUTER WALLS, PANELED & INSULATED GARAGE WALLS, DOUBLE PANE THERMAL WINDOWS AND SLIDING GLASS DOORS, FORCED AIR DUAL FAN HEATLATOR FIREPLACE AND A HIGH EFFICIENCY A/C COMPRESSOR WITH HEAT RECOVERY FOR HEATING HOT WATER ARE AMONG THE MANY ENERGY FEATURES. ADDITIONALLY, ALL ROOMS ARE WIRED FOR CABLE, TELEPHONE AND STEREO SPEAKERS. ALL WIRING IS COPPER WITH NOTHING SMALLER THAN #12 20 AMP CIRCUITS PLUS A 200 AMP MAIN BREAKER WITH COPPER BUS. THIS HOME ALSO FEATURES A DECORATIVE FLAGSTONE TRIMMED WOOD BURNING FIREPLACE, EXTENSIVE CERAMIC TILE FLOORING THRU-OUT, EAT-IN KITCHEN WITH PANTRY & NEWER COUNTER TOPS, WALK-IN CLOSETS, A HUGE 13 X 28 FT SCREEN ENCLOSED PORCH AND A VERY PRIVATE LUSH TOPICAL LANDSCAPED REAR YARD WITH FRUIT TREES TOO NUMEROUS TO MENTION PLUS YOUR OWN GRAPE VINEYARD**  
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