



TRAFFORD REALTY CO.

SEPTEMBER 16, 2010

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A=ACTIVE, UC=UNDER CONTRACT, TOM= TEMPORARILY OFF MARKET, N= NEW, R=REDUCED (+ AMOUNT), W=WITHDRAWN, BCC=BUYERS CLOSING COSTS.

PRE-QUAL LETTERS FOR FINANCED SALES OR "PROOF OF FUNDS" LETTERS FOR CASH SALES ARE REQUIRED TO BE SUBMITTED WITH OFFERS.

REMEMBER THAT SPECIAL ADDENDUMS ARE REQUIRED FOR ALL PROPERTIES. REPAIR ESTIMATES AND INSPECTION REPORTS, IF AVAILABLE, MUST BE GIVEN TO BUYERS. CONTACT OFFICE, LISTING AGENT!

FOR DETAIL AND PICTURES ON ANY GIVEN LISTING GO TO THE LINK "OUR LISTINGS" ON THE LEFT SIDE OF THE SCREEN. ALL PROPERTIES ARE RANKED BY PRICE, HIGHEST TO LOWEST.

TITUSVILLE

NEW 4440 DICKENS AVE

BLOCK CONSTRUCTED SPLIT-LEVEL HOME on quiet street, has privacy fence and storage shed in back. Living areas and two of the bedrooms overlook the inground pool and deck. Family room has fireplace. Lots of storage. Great project property for a handyman or investor. Selling AS-IS. JS/SD

MLS: 578818 PRICE: \$34,900

A 1145 LINDA AVE

SOLAR HEATED POOL HOME priced right. Home in very good condition. Nice cabinets, roof 5 yrs, newer windows, gutters and downspouts. Nice corner lot in sweet neighborhood. This is a bargain you don't want your clients to miss. Selling As Is, but inspections are welcomed. SD/JS

MLS: 574937 PRICE: \$99,000

UC 4334 HICKORY HILL BLVD

GREAT POOL HOME THAT BACKS UP TO A DRAINAGE CANAL! This home has formal living and dining rooms with kitchen that opens to family room. Wonderful floor plan. Detached storage area for pool toys/workshop. This is a must see at this price. HK/WA

MLS: 573774 PRICE: \$ 80,000

A 3480 NICKLAUS DR

GOLF ANYONE? Sitting on the 13th green of Royal Oak Golf Course is your pool home. There is 1747sf, 3 bdrms and 2 baths and 3 car garage to top it off! All on oversized lot with fabulous view. Greatroom, very open floorplan with built-ins throughout. Many upgrades with tile in living areas. Jetted tub, bidet, and more. Must See. Selling As Is, inspections are welcomed. SD/JS

MLS: 572518 PRICE: \$171,000

A 3245 ELLEN DR
NICE BLOCK HOME in quiet established neighborhood of well kept homes. Located near schools, recreation and access to major roadways. Just some cosmetic and minor repairs to make this home sweet home. Great home for lucky Buyer. Priced well to sell quickly. Selling As Is, but inspections are welcome. SD/JS
MLS: 572100 PRICE: \$62,500

A 3645 BARNA AVE 8F
GREAT END UNIT with updated kitchen and bathroom with newer cabinets and granite counters. Berber carpet and tile flooring. Complex has community pool and playground. Unit does not have appliances. Condo dues include water/sewer and lawn maintenance. HK/WA
MLS: 569201 PRICE: \$19,900

COCOA

NEW 2275 WINSTON DR
1 ACRE TO ENJOY! This home has the desirable floorplan most desire with 4 bdrms and 3 full baths. Huge screened porch gives even more space to this home, even under main roof. The structure is great, but kitchen cabinets, appliances and light fixtures are missing. Are you handy? Do you want to decorate your way? If so, look at this price! Selling As Is, but inspections welcomed. SD/JS
MLS: 578832 PRICE: \$150,000

A 6330 HOMESTEAD AVE
3BDRM/ 2BATH HOME will feel like home with warm colors, open floor plan, laminate wood flooring & tile, perfect place to entertain with a large screened in patio, oversized yard and open kitchen. SD/JS
MLS: 578065 PRICE: \$134,000

UC 1215 JAPONICA LN
POOL HOME NEEDING LOVING OWNER. This is good buy for new owner with 3 bedrooms and 3 full baths. Fix it up your way. Workshop and utility room plus 1 car garage. Back yard is fenced as well. The pool is large and inviting. Quiet street wanting new neighbors. Renovation Financing is available. Selling As Is, but inspections are welcomed. SD/JS
MLS: 576612 PRICE: \$ 32,000

A 1404 HILLSDALE DR
THREE BEDROOM, 1 BATH HOME with wood floors and one car garage. Great oversized lot. Home in need of repairs, but priced accordingly! DJ
MLS: 577287 PRICE: \$20,000

A 4595 GREENHILL ST
PORT ST JOHN pool home, lots of room, garage converted to a play room 15x12, fenced backyard. JS/SD
MLS: 576898 PRICE: \$49,900

A 3039 DUNHILL DR

SPACIOUS TWO STORY HOME in quiet, deed restricted community with tennis courts and community pool. Screened and sheltered entryway open to large living room with staircase to master and guest bedrooms. Kitchen opens to dining area with sliders to private screened porch. Inside laundry is adjacent to oversized 2 car garage with privacy fenced yard overlooking wooded area. Easy access to beachline, I-95, and local shopping. Some light repairs and TLC needed. SD/JS

MLS: 575432

PRICE: \$82,000

A

141 HOMBURG PL

GREAT LOCATION! Established Indian River neighborhood with only a short stroll to the waterfront. Charming setting with fruit trees and fenced yard. Partial renovation inside with open/split Kitchen/LR/DR plan and master suite with jetted tub. Vaulted ceiling in main living area with skylights. Handyman skills required. You'll like this one. SD/JS

MLS: 573810

PRICE: \$ 57,000

UC

5650 HOLDEN RD

BAG A BARGAIN! The price is right on this 3 bedroom, 2 bath home with a 2 car garage that has been partially enclosed (could be restored). Tile floors in the living/dining room combo, eat in kitchen with tile counters. Backyard has a play house, a lovely oak tree and is privacy fenced while the front yard has a chainlink fence around it. Don't let this one get away. See it today! HK/DH

MLS: 573782

PRICE: \$54,900

A

1040 MITCHELL ST

THIS 3 BDRM/1 BATH HOME will be a nice home for a first time buyer or investor, this home features a 1 car garage, partially fenced backyard on corner lot. Utility room off garage too. Needs some TLC and cosmetic repairs. Selling As Is but inspections are welcomed. SD/JS

MLS: 574171

PRICE: \$24,900

UC

3625 BRIAN CT

DON'T WAIT TO SEE THIS ONE. Well priced 2 bedroom, concrete block with a one car garage. Tile floors thru out with laminate in the kitchen. Living/dining combination for that open feeling. Covered patio, privacy fenced yard and a shed for more storage. Located close to shopping and schools. HK/DH

MLS:573708

PRICE: \$ 50,900

UC

2497 DIANNE DR

INVESTOR SPECIAL on large corner lot at entrance to 'Melrose Manor'. Lots of potential here, converted garage and spacious family room with fireplace and wet-bar. Selling As Is, inspections welcomed. SD/JS

MLS:571196

PRICE: \$ 19,900

UC

6765 BRIGHT AVE

RETREAT STYLE DESIGN with screened balcony and wraparound deck at second level. Spiral staircase leads from downstairs bedrooms, den/office, and full bath to spacious upper living area. Nice views of wooded area from kitchen, living area and lodge style deck. Privacy fenced. REO, Sold AS-IS. JS/SD

MLS: 569343

PRICE: \$42,900

ROCKLEDGE

- A **1235 CLUBHOUSE DR**
VIERA'S BEST BUY! Pool home in Wingate Estates. Built 2005. Eat-in Kitchen with corian countertops. Tile in living areas with carpet in bedrooms. Pool will be sparkling in about a week. The backyard provides privacy of natural preserve. Master bedroom offers sitting area and bath has double sinks, jetted tub plus large walk-in shower. Well designed split plan. Plant shelves and decorative insets. Selling As Is but inspections are welcomed. SD/JS
MLS: 576355 PRICE: \$234,900
- A **1830 LONG IRON DR #701**
GREAT LOCATION IN VIERA with short walk to shopping center. Ground floor corner unit. Includes community pool, clubhouse, exercise room, putting green, and carwash station. Convenient open plan with separate dining area and breakfast bar kitchen. Needs a little TLC, selling as-is. SD/JS
MLS: 576375 PRICE: \$49,900
- UC **3432 SIDERWHEEL DR**
GATED COMMUNITY, with many amenities include pool, tennis and playground. Great buy. Easy access to I-95, popular Viera and upscale shopping. Selling As-Is but inspections are welcome. SD/JS
MLS: 571109 PRICE: \$184,900
- UC **1024 BOTANY LN**
CLEAN, UPDATED AND READY TO GO! Extra large family room, opens onto dining area and updated kitchen. This home even has an inside laundry room! Three bedrooms, 2 baths, screened porch and fruit trees in the fenced yard. Great price in an established Rockledge neighborhood! DJ
MLS: 569795 PRICE: \$79,900

MELBOURNE

- UC **2845 MADERIA CIR**
GREAT NEIGHBORHOOD with sidewalks. Home has screened porch in rear overlooking lake/pond. Home needs TLC due to mildew. Cash offers only. HK/WA
MLS: 565066 PRICE: \$ 74,900
- UC **2883 GLASBERN CIR**
3-BEDROOM. 2-BATH. 1890 SF lake view single family home. Built in 2004. 2-car garage. eat-in tiled kitchen, dining room and family room, shower and tile. All appliances stay including the microwave. Tile and carpet floors, block construction. HK/WA
MLS: 565943 PRICE: \$148,000

MERRITT ISLAND

- UC **130 SUMMR PL 9**
THIS GROUND FLOOR 2Br/2Bath condo features community inground pool, playground, racquetball court and park for your enjoyment. Master suite has walk-in closet and private bath. B'Bar kitchen with pass-through to Dining area. Indoor laundry area and screened patio opening

to backyard. Easy access to schools, recreation, shopping and beaches. Nicely landscaped and well-maintained. See everything that this community has to offer! JS/SD

MLS: 577078

PRICE: \$39,000

UC **1601 NEWFOUND HARBOR DR**

LOOKING FOR A WATERFRONT BARGAIN? This is it! 2784sf under air, 108ft on water with dock, pool home, 4 bdrms/2 plus 2 half baths sitting on .81 acres. What a steal! Needs some TLC for handyman. No appliances included. Home shows some neglect, but it is a fabulous buy. SD/JS

MLS: 576089

PRICE: \$449,000

UC **110 SUMMER PL 2**

SEE EVERYTHING THAT THIS COMMUNITY HAS TO OFFER! This 2bdrm/2ba condo features community inground pool, playground, racquetball court and park for your enjoyment. Master suite has walk-in closet and private bath. Indoor laundry room and screened patio on back of the unit. East access to schools, shopping and beaches. Ground floor unit. SD/JS

MLS: 575494

PRICE: \$ 32,000

UC **545 S COURTENAY PKWY**

THIS 3/2/2/ POOL HOME has formal dining area and inside laundry room. Laminate flooring in living areas with carpet in bedroom. Built in microwave and dishwasher has been removed. Convenient location to everything. Gas appliances, Gas will NOT be turned on until inspections. HK/WA

MLS: 572588

PRICE: \$69,900

CAPE CANAVERAL

COCOA BEACH

A **380 BARRELLO LN**

CANAL FRONT HOME WITH POOL AND PRIVATE DOCK. Family room has wood burning fireplace and sliders leading to pool. Circular drive and 1 car garage with small workshop.

HK/WA

MLS: 574500

PRICE: \$234,900

SATELLITE BEACH

PALM BAY

UC **111 SE KNIGHT ST**

UNIQUE HOME WITH LOTS OF POTENTIAL. 1 Car garage is being converted to living space and needs to be finished. Living/dining combo downstairs with bedrooms and bath upstairs.

Fenced rear yard with screened porch. HK/WA

MLS : 560487

PRICE : \$26,900

PORT MALABAR