



DISTINCTIVE
PROPERTIES

Property Profile

Features, Improvements & Community Information for:

GROVES PARK - SADDLEBROOK

3143 SW 141st Ter | Davie, FL 33330

Major Improvements

Component	Status
Roof - Barrel Tile	2024
Exterior Painting	2022
Driveway Widened & New Pavers (approx. \$25,000)	2003
Approx. 10-15 cars can park on driveway	-----
Pool Resurfaced, Added Water Lounge & Fountain w/Umbrella;	2003
Auto Salt Chloride System	2003
Pool Pavers (approx. \$30,000)	2003
Pool Equipment Replaced	2003
Chain Link Fencing (approx. \$4,500)	2013
Irrigation System - replaced timer pump main line to canal to	2002
Water landscaping. (approx. \$)	-----
Outdoor Lighting & Fans - approx 3-4 years	2022-2023
Patio Canvas Awning	2007
Water Heater	2016
Split Air Conditioning	2024
Hurricane Shutters	2002
Door Replacement	2007
High-Hats in Primary Bedroom Energy Saving Long Last Bulbs	2024

Interior Features

Component	Status
3 Way Split Layout Floor plan - one level home	
Custom Double Door Entry	
3 - Car Garage (Double Garage motor replaced)	2026
Kitchen:	
Upgraded design kitchen cabinetry	----
Granite Counters & Granite Prep Island	----
Stainless Steel Appliances	----
Refrigerator (Samsung)	2020
5 Burner Stove glass cooktop	2021
Farmer's Sink	----
Island Refrigerator Bar w/Ice Maker (Samsung)	2020
Dishwasher (GE)	Unknown
Microwave (GE)	202?
Bedrooms - 3-Way Split Plan:	
Primary Bathroom: Jetted Tub	
Primary Bathroom: Step down open shower	
Primary Bathroom High Hats w/energy saving bulbs	
Primary Bathroom stand alone step down shower	
Primary Bathroom double sinks	
Primary Bedroom with 2 separate walk-in closets	
Washer / Dryer - Sold AS IS	
Sink in laundry Room	
Flooring:	
24 x 24 tiles throughout public area	
Bedrooms believed hard wood flooring	
Studio / Bedroom - carpeting for sound proof	
Studio / Bedroom - Professional sound proof & Recording Closet	
Cabana Full Size Bath #4	
Baths 2 & 3 - shower & tub single sinks	

Exterior Features

Component	Status
Exclusive & Quiet Gated Community with approx 38 Custom built homes by various Builders	
Hurricane Shutters	2002
Garage Door Hurricane Rated	Yes
Spa Pool Heater	No
2 Exterior Speakers - Stays	Possible
2 Electrical Panel Brand : General Electric	2021
Security System is wired - current owner never used	Wired/Unused
Central Vac System in garage functions but sold AS IS	Works / Aged
T.V.s do not convey	No
T.V. Brackets stays	Yes - Stays
No outdoor Shower	NONE
2 New Light/Fans & Poolside Lighting	2022-2023

This home's lot has excellent drainage during heavy rains water flows off property due to excellent swale. Uniquely situated with approximately 100' between neighbors on each side.

Banana trees, fruit trees, birds and wild bunnies;
Mature trees provide complete privacy.

Community is situated with access to Turnpike | I-75 | I-95 to Miami & West Palm Beach & Broward Airports

Community Amenities | Partial Rules:

Homeowners Dues Maintenance Fees Include:

Details:

Private Roads

Yes

Gated with Off Site Guard Service ID entry

Yes

Lighting

Yes

Sidewalks

Yes

Community Wall & Fencing

Stone - Yes

Management Company Information:

Real Management SE Florida

Homeowner's Association Information:

Info to Come

Restrictions:

Pets (Dogs/Cats) OK

YES

Leasing Restrictions:

NO

Leasing Approval Required

NO

Maintenance Fee:

\$997.00 Quarterly

Approval Required:

NO

No Capital Contribution, No Minimum

Downpayment required

NONE

Application Fee / Welcome / FOB gate access

\$199.00

Time for Approval:

NONE

Utility & Services Providers

Provider	Status
Electric	FPL
Water	City
Sewer	City
Waste Collection (Week Days: S M T W T F S)	M Thur
Bulk Collection (Month Days: First Wednesday of Month	Wednesday
Gas	NO
Internet	
Cable	ROKU
Solar Panel Company:	NONE
Pool Company: _____	Self Serviced
Transferrable Warranties: _____	Possibly
Survey Available from Seller's original purchase	Yes
Homeowner's Insurance 2026 Quoted	\$8,100.00
No Improvements are Tax Liens (ie PACE etc)	NONE

HOA or Condominium Association

HOA / Condo Association Name:

Grove Park - HOA

Contact Information:

xxx

xxx-xxx-xxxx

Address:

Email:

Management Company:

Mgmt Company

Contact Info:

Real Management SE Florida
1-866-473-2573

Address: 11784 West Sample
Road, Coral Springs, FL 33065

Hours:
<https://realmanage.com/where-we-serve/florida/>

Estoppel | Accounting

Contact Info:

service@ciramail.com

Address:

Hours:

Assessment Information:

No Known Current or Upcoming Assessments

Information is deemed accurate but Agents & Buyers must confirm and perform their own due diligence.

Property Profile

Disclaimer

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