

Address: 1435 LINKSIDE DR , ATLANTIC BEACH, FLORIDA, 32233 County: DUVAL Country: USA

Region: 23-ATLANTIC BEACH **Legal Name of Subdiv:** SELVA LINKSIDE

Area: 231-ATLANTIC BEACH-NORTH **Subdivision:** SELVA LINKSIDE



List #:	1009231	Status:	Active
Property Type:	Residential	List Price:	\$464,000
Parcel #:	1723745335	Mobile/Mfg Home:	N
Assoc Fee Y/N:	Y	Historic Area:	N
Assoc Fee:	\$150	New Const:	N
Assoc Fee Freq:	Annually	Gated Community:	N
CDD Fee Y/N:	N		
CDD Fee:	\$0		
Bedrooms:	3	Full Baths:	2
Half Baths:	1	Bdrms Conform:	Y
Appx Heated SqFt:	1,988	Year Built:	1996
Waterfront Y/N:	N	Nav to Ocean:	N

Elementary School: Atlantic Beach **Middle School:** Mayport **High School:** Duncan Fletcher

Room Name	Length	Width	Room Level	Flooring	Room Remarks
Living Rm	11	11	1		
Family Rm	18	15	1		non-working FP Decorative only
Kitchen	15	11	1		
Dining Rm	11	11	1		
MasterBr	15	17	2		
Bedroom 2	10	11	2		
Bedroom 3	18	11	2		

Directions: East on Atlantic Blvd, left Seminole Rd, thru 5way stop, left on 11th, right on Linkside, home is on the right, overlooking A-B Country Club
Remarks: Charming 2 story home overlooking Atlantic Beach CC, with heated salt water pool (with waterfall), Pergola and pavers, outdoor kitchenette and garden area with fruit trees forming a backyard paradise "stay" at home location, but only blocks from The Beach and Sand. Front drive with pavers, large oak tree with swing, large 2 car garage. Interior has been beautifully updated and completely remodeled. Computer work area in master-bed room, large kitchen with eating area, motion sensor kitchen faucet, USB outlets and new stainless appliances. Brand new roof and AC unit under 3 years of age. Square footage per tax rolls. Decorative fireplace.

Type of Dwelling: Sngl. Fam.-Detached Style: Traditional Stories: # Stories: 2 Square Foot Source: Tax Roll Bedrooms: Split Bedrooms Bath: Ownr Bath Shwr No Tub Dining: Living/Dining Combo; Eating Space-Kitchen Kitchen: Breakfast Bar; Pantry - Closet Major Appliances: Range Electric; Microwave; Dishwasher; Washer/Dryer Connect Additional Equipment: Smoke Detector; Security Sys.-Owned; Water Soft.-Owned Additional Rooms: Separate Living Room; Family Room; Bonus Room/Game Room; Storage Room; 2nd Story-Bonus Room Only	Interior Amenities: Walk-in-Closet(s); Skylight(s); Window Treatment(s); Sliding Glass Dr(s); Tile Floors; Vinyl Floors; Laminate Floors; Ceramic Tile; Unfurnished; Double Paned Windows; Insulated Doors Energy Features: Heat Pump-Air; Ceiling Fan(s) Type of Heating: Central Heating Type of Cooling: Central Cooling Utilities: Water - Public; Sewer - Public; Gas - Bottled; DSL Available Water Heater: Electric Water Heatr Exterior Wall: Wood Siding Structure: Wood Frame; Brick (Other) Roof: Shingle Pool/Hot Tub: Pool - In Ground; Heated Pool-Gas	Common/Club Amenities: Garbage Pick-up Misc Exterior: Porch - Front; Lanai; Barbecue Pit; Sprinkler System; Outside Lighting; Landscape Lighting; Motion Lighting; Covenants/Restrictns; HO Assoc. Name: Kingdom Mgmt.; Mandatory Fees Fencing: Fenced Rear; 3 - 6' Fence Parking Facilities: Attached Garage; # Garage Spaces: 2; Garage Door Opener; Keypad Entry; Driveway Approx Parcel Size: Less than 1/4 Acre Lot Description: Irregular Lot; Golf Course View Lot Location: On Golf Course Presently Zoned: Residential; Single Family; PUD Road Frontage: City Street Road Surface: Asphalt Road Possible Financing: Cash; Conventional Occupancy: At Closing
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Original List Price: \$484,500 **DOM:** 8

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