



**Michael Hochadel**  
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### Cross Property 360 Property View

## 2733 POMPANO DRIVE, SEBRING, Florida 33870

Listing

**L4956743**

**2733 POMPANO DR, SEBRING, FL 33870**



**County:** Highlands  
**Subdiv:** SEBRING RDG SEC C  
**Subdiv/Condo:**  
**Beds:** 3  
**Baths:** 2/1  
**Pool:** None  
**Property Style:** Single Family Residence  
**Total Acreage:** 0 to less than 1/4  
**Minimum Lease Period:** No Minimum  
**Garage:** No Attach: Spcs:  
**Garage/Parking Features:**  
**Assigned Spcs:**  
**LP/SqFt:** \$102.19  
**New Construction:** No  
**Total Annual Assoc Fees:** \$0.00  
**Average Monthly Fees:** \$0.00  
**Flood Zone Code:**X

**Status:** Active  
**On Market Date:** 10/28/2025  
**List Price:** \$205,000  
**Year Built:** 1974  
**Special Sale:** None  
**ADOM:** 77  
**CDOM:** 77  
**Pets:**  
**Max Times per Yr:**  
**Carport:** Yes Spcs: 1

**Heated Area:** 2,006 SqFt / 186 SqM  
**Total Area:** 2,006 SqFt / 186 SqM

\*\*Price Just Reduced to \$205,000 — Strong Investment Potential\*\* This spacious \*\*4-bedroom, 2.5-bath\*\* home is now priced to move and offers a great opportunity for investors or buyers looking for both value and flexibility. The open layout includes bright living areas, a functional kitchen, and a versatile \*\*bonus room off the laundry\*\* that could serve as an additional rental space or private suite—ideal for generating income while occupying the main portion of the home. A screened-in back porch overlooks the \*\*fully fenced yard\*\*, providing a low-maintenance outdoor space for tenants, pets, or personal use. Located in an established Sebring neighborhood close to Lake Sebring, Lake Jackson, downtown, shopping, dining, and local parks, this property sits in a high-demand area for both long-term and short-term rentals. With the recent price drop, strong rental potential, and solid location, this home is positioned as one of the better opportunities on the market right now. \*\*Easy to show—reach out to schedule your private viewing.\*\*

### Land, Site, and Tax Information

**Legal Desc:** SEBRING RIDGE SEC C PB 7-PG 54 LOT 720

**SE/TP/RG:** 10-34S-28E

**Subdivision #:**

**Between US 1 & River:**

**Tax ID:** C-10-34-28-030-0000-7200

**Taxes:** \$2,233

**Homestead:** Yes

**Alt Key/Folio #:** C10342803000007200

**Ownership:** Fee Simple

**Flood Zone:** X

**Floors in Unit/Home:** One

**Book/Page:** 7-54

**Total # of Floors:** 1

**Land Lease Y/N:** No

**Lot Dimensions:** 80x125

**Land Lease Fee:**

**Zoning:** R1

**Future Land Use:**

**Block/Parcel:** 00

**No Drive Beach:**

**Front Exposure:** Northeast

**Zoning Comp:**

**Lot #:** 720

**Tax Year:** 2024

**Other Exemptions:**

**AG Exemption YN:**

**CDD:** No Annual CDD Fee:

**Flood Zone Panel:** 12055C0136C

**Complex/Comm Name:**

**Planned Unit Dev:**

**Flood Zone Date:** 11/18/2015

**Census Tract:** 960104

**Floor #:**

**Census Block:** 3

**Bldg Name/#:**

**Lot Size Acres:** 0.23

**Lot Size:** 10,000 SqFt / 929 SqM

### Interior Information

**A/C:** Central Air

**Appliances Incl:** Convection Oven, Exhaust Fan, Range Hood,

**Heat/Fuel:** Electric

Refrigerator

**Utilities:** Cable Available, Phone Available, Sewer Connected, Water

**Flooring Covering:** Tile

Available

**Interior Feat:** Ceiling Fans(s), Living Room/Dining Room Combo,

**Sewer:** Public Sewer

Open Floorplan, Primary Bedroom Main Floor

**Water:** Public

**Fireplace:** No

**Heated Area Source:** Public Records

**Appliance:** Ceiling Fans(s), Living Room/Dining Room Combo,

**In-Law Suite:** Yes

**ILS Under Air SQFT:** 380

**ILS Total SQFT:** 380

**ILS Desc:** 1 Bathroom, 1 Bedroom, Private Entrance, Studio

**Room Type:**

**Level:**

**Approx Dim:**

**Flooring:**

**Closet Type:**

**Features:**

Primary Bedroom

First

Other

Built-in Closet

Primary Bathroom

First

Built-in Closet

Bedroom 2

First

Built-in Closet

Bedroom 3

First

Built-in Closet

Bedroom 4

First

Built-in Closet

Bonus Room

First

No Closet

Living Room

First

Built-in Closet

Kitchen

First

Built-in Closet

### Exterior Information

**Ext Construction:** Block

**Garage Dim:**

**Roof:** Shingle

**Architectural Style:**

**Property Description:**

**Ext Features:** Lighting, Rain Gutters, Sliding Doors

**Pool Dimensions:**

**Pool:** None

**Spa:**

**Pool Features:**

**Patio And Porch Features:**



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## Cross Property 360 Property View

**Foundation:** Slab

**Garage/Parking Features:**

**Road Surface Type:** Asphalt

### Green Features

**Green Energy Generation:**

**Green Energy Generation Y/N:** No

### Community Information

**HOA Pmt Sched:**

**Mo Maint\$(add HOA):**

**Master Assn/Name:** No

**Master Assn Fee:**

**Condo Fee:**

**Other Fee:**

**Association Approval Required:** No

**Master Assn Ph:**  
**Housing for Older Per:** No

**Lease Restrictions:** No

### Realtor Information

**List Agent:** Michael Hochadel

**List Agent ID:** 265580174

**List Agent E-mail:** [mhochadel@bhhsflpg.com](mailto:mhochadel@bhhsflpg.com)

**List Agent Fax:** 863-701-2386

**List Agent Direct:** 863-604-0018

**List Agent Cell:** 863-604-0018

**Call Center #:**

**List Office ID:** 265502292

**List Office Phone:** 863-701-2350

**LP/SqFt:** \$102.19

**Expiration Date:** 04/14/2026

**Delayed Distribution YN:** No

**Delayed Dist. Date:**

**List Office:** BHHS FLORIDA PROPERTIES GROUP

**Original Price:** \$220,000

**List Office Fax:** 863-701-2386

**On Market Date:** 10/28/2025

**Price Change:** 12/10/2025

**Previous Price:** \$220,000

**Seller Representation:** Transaction Broker

**Listing Service Type:** Full Service

**Occupant Type:** Vacant

**Possession:** Close Of Escrow

**Owner:** ROBERT H & KIERSTYN K ROACH

**Owner Phone:**

**Financing Avail:** Cash, Conventional

**Listing Type:** Exclusive Right To Sell

**Realtor Info:** As-Is, Owner Motivated, Owner Will Assist with Closing Costs, See Attachments

**Confidential Info:** Go To Site

**Showing Instructions:** Call Before Showing, Combination Lockbox

**Showing Considerations:** Electricity Not On, No AC, See Remarks

**Driving Directions:** From the North (Haines City / US-27 South):\*\* Take \*\*US-27 South\*\* toward Sebring. Continue through downtown Sebring, passing the Sebring Parkway. Turn \*\*right on Lakeview Drive\*\*, then \*\*right on Pompano Drive\*\*. The property will be on your \*\*right-hand side\*\* at \*\*2733 Pompano Dr\*\*. From the South (Miami / US-27 North):\*\* Head \*\*north on US-27\*\* toward Sebring. Turn \*\*left on Lakeview Drive\*\*, continue a short distance, then turn \*\*right on Pompano Drive\*\*. The home will be on your \*\*right-hand side\*\*. From the East (Okeechobee / SR-70 West to US-27 North):\*\* Take \*\*SR-70 West\*\* to \*\*US-27 North\*\*, continue toward Sebring. Turn \*\*left on Lakeview Drive\*\*, then \*\*right on Pompano Drive\*\*. Follow to \*\*2733 Pompano Dr\*\*, home will be on your \*\*right\*\*. From the West (Avon Park / Sebring Parkway / US-98 East):\*\* Head \*\*east toward US-27\*\*, merge onto \*\*US-27 South\*\* toward Sebring. Turn \*\*right on Lakeview Drive\*\*, then \*\*right on Pompano Drive\*\*. The property will be on your \*\*right-hand side\*\*.

**Realtor Remarks:** Cash purchase or conventional only. Please note power and water are off. Brother and sister own and are just ready to part with. Make an offer. Just reduced price to 205,000 due to repairs being needed.

### Documents and Disclosures

#### Status of Documents and Disclosures

Seller Property Disclosure

Attached

Flood Disclosure

Attached

### Seller's Preferred Closing Agent

**Closing Agent Name:** Carey Terry

**Phone:** 8635772606

**Email:** [tfuentes@capstonetitlellc.com](mailto:tfuentes@capstonetitlellc.com)

**Fax:**

**Address:** 740 S Florida Ave Lakeland, Florida 33801

**Closing Company Name:** CAPSTONE TITLE LLC

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