



**Michael Hochadel**  
**BHHS FLORIDA PROPERTIES GROUP**  
**mhochadel@bhhsflpg.com**  
**Ph: 863-604-0018**



### Cross Property 360 Property View

## 403 SE AVENUE J SE, WINTER HAVEN, Florida 33880

Listing

**L4958448 403 SE AVENUE J SE, WINTER HAVEN, FL 33880**



**County:** Polk  
**Ownership:** Fee Simple  
**Annual Expenses:**  
**Annual Net Inc:** 25,000.00  
**Total Units:** 2  
**Building Name/ #:**  
**Total Num Bldg:** 1  
**Property Style:** Duplex  
**SqFt Source:** Public Records  
**Heated Area:** 1,460 SqFt / 136 SqM  
**New Construction:** No  
**Lease Terms:** Other  
**Flood Zone Code:** X

**Status:** Active  
**List Price:** \$299,000  
**LP/SqFt:** \$204.79  
**Year Built:** 1922  
**Special Sale:** None  
**ADOM:** 1  
**CDOM:** 1

**Proj Comp Date:**

Charming bungalow style duplex in a prime location with a strong rental history. Situated on a corner lot, this property features two separate units offering flexibility, character, and long term value. The front duplex includes a spacious 2 bedroom 1 bath layout, while the rear unit offers a cozy 1 bedroom 1 bath. Classic bungalow charm, efficient floor plans, and versatility make this an excellent opportunity to live in one and offset expenses or strengthen an investment portfolio. Sold as is.

**Beds Total: 3      Baths Total: 2**

<b>Units</b>	<b># Beds</b>	<b># Baths</b>	<b># FB</b>	<b># HB</b>	<b># of Units</b>	<b># Occupied</b>	<b>Exp Rent</b>	<b>Sq Ft Heated</b>	<b>Garage Spcs</b>	<b>Garage Att.</b>
Type: <b>2 Bedroom</b>	2	1	1	0	1		\$1,650			
Type: <b>1 Bedroom</b>	1	1	1	0	1	1	\$1,190			

### Land, Site, and Tax Information

**Legal Desc:** PINE CREST HEIGHTS PB 13 PG 31 BLK B LOT 24

**Lot Dimensions:**

**SE/TP/RG:** 28-28-26

**Subdivision #:**

**Tax ID:** [26-28-28-612500-002240](#)

**Taxes:** \$2,178.00

**CDD:** No

**Homestead:**

**Flood Zone Code:** X

**Alt Key/Folio #:** 28-28-26-612500-002240

**Subdivision Name:** PINE CREST HEIGHTS

**Additional Parcel:** No

**# of Parcels:**

**Building Elevator:**

**Floor #:**

**Water Frontage:** No

**Water Access:** No

**Water View:** No

**Lot Size Acres:** 0.16

**Zoning:** R-1B

**Future Land Use:**

**Zoning Comp:**

**Tax Year:** 2025

**Development:**

**Flood Zone Date:** 12/22/2016

**Lot Size:**

7,000 SqFt / 650 SqM

**Section #:** 28

**Block/Parcel:** B

**Front Exposure:**

**Lot #:** 24

**Plat Book/Page:** 13-31

**Flood Zone Panel:** 12105C0365G

**Subdiv/Condo:**

**Additional Tax IDs:**

**Tot Acreage:** 0 to less than 1/4

**Annual CDD Fee:**

**Water Name:**

**Water Extras:** No

### Interior Information

**A/C:** Central Air

**Flooring Covering:**

**Heated Area Source:** Public

Records

**Fireplace:** Yes

**Fireplace Desc:** Family Room

**Total Area:**

**Heat/Fuel:** Heat Pump

**Security Feat:**

**Heated Area:** 1,460 SqFt / 136

SqM

**Water:** Public

**Sewer:** Public Sewer

**Interior Feat:** Open Floorplan, Other

**Utilities:** Cable Available, Electricity Connected

**Individually Metered:**

### Exterior Information

**Pool:** None

**Ext Construction:** Stucco

**Garage:** No

**Garage Dim:**

**Gar Spcs:**

**Roof:** Membrane

**Carport:** No

**Carport Spcs:**

**Road Surface Type:** Asphalt

### Green Features

**Green Energy Generation:**

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

### Community Information

**Master Assn/Name:** No

**Master Assn Fee:**

**Master Assn Ph:**

**Housing for Older Per:** No

**Affidavit Y/N:**

**Expire Renewal Date:**



## Cross Property 360 Property View

Realtor Information		
<b>List Agent:</b> Michael Hochadel	<b>List Agent ID:</b> 265580174	<b>List Agent Direct:</b> 863-604-0018
<b>List Agent E-mail:</b> m hochadel@bhhsflpg.com	<b>List Agent Fax:</b> 863-701-2386	<b>List Agent Cell:</b> 863-604-0018
<b>List Office:</b> BHHS FLORIDA PROPERTIES GROUP		<b>List Office Phone:</b> 863-701-2350
<b>List Office ID:</b> 265502292		<b>List Office Fax:</b> 863-701-2386
<b>On Market Date:</b> 01/12/2026	<b>Original Price:</b> \$299,000	<b>Call Center #:</b>
<b>Seller Representation:</b> Transaction Broker		<b>LP/SqFt:</b> \$204.79
<b>Possession:</b> Close Of Escrow		
<b>Owner:</b> 403 AVE J LAND TRUST	<b>Owner Phone:</b>	<b>Occupant Type:</b> Tenant
<b>Tenant:</b>	<b>Tenant Phone:</b>	
<b>Expiration Date:</b> 05/31/2026	<b>Representation:</b>	
<b>Delayed Distribution YN:</b> No		
<b>Delayed Dist. Date:</b>		
<b>Listing Type:</b> Exclusive Right To Sell		
<b>Listing Service Type:</b> Full Service		
<b>Spec List Type:</b> Exclusive Right To Sell		
<b>Realtor Info:</b> As-Is		
<b>Confidential Info:</b> Go To Site		
<b>Showing Instructions:</b> Call Listing Agent, Lockbox - Coded, See Remarks, Use ShowingTime Button		
<b>Showing Considerations:</b> See Remarks		
<b>Driving Directions:</b> From the North: Travel south on US Highway 17 toward Winter Haven. Turn left onto Avenue J SE. Continue to 403 Avenue J SE, which will be on your right. From the South: Travel north on US Highway 17 toward Winter Haven. Turn right onto Avenue J SE. Continue to 403 Avenue J SE, located on the right. From the East: Travel west toward Winter Haven using Cypress Gardens Boulevard SE or local connecting roads. Turn left onto US Highway 17, then turn right onto Avenue J SE. Proceed to 403 Avenue J SE on the right. From the West: Travel east toward Winter Haven using Cypress Gardens Boulevard SE or local connecting roads. Turn right onto US Highway 17, then turn left onto Avenue J SE. Continue to 403 Avenue J SE on the right.		
<b>Realtor Remarks:</b> Back property is leased please respect that privacy/ access will be given on executed contract. Front unit is currently empty must have POF and all documents signed and delivered with information.		
<b>Documents and Disclosures</b>	<b>Status of Documents and Disclosures</b>	
Seller Property Disclosure	Attached	
Flood Disclosure	Attached	

### Seller's Preferred Closing Agent

<b>Closing Agent Name:</b> Carey Terry	<b>Phone:</b> 8635772606
<b>Email:</b> <a href="mailto:c.terry@capstonetitlellc.com">c.terry@capstonetitlellc.com</a>	<b>Fax:</b>
<b>Address:</b> 740 S Florida Ave Lakeland, Florida 33801	
<b>Closing Company Name:</b> CAPSTONE TITLE LLC	

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