

Provided by: John August, 941-373-0038, Michael Saunders & Company, 941-388-4447

MLS: 382919 1525 SELBY LN SARASOTA, FL 34236



Area: 32
 County: Sarasota
 Bedrooms E/P: 2/
 Full/Half Baths: 1
 #Cov Park: 0/Other
 Status: A
 Map Letter/#: G/8
 Pool Y/N: N
 Waterfront Y/N: N
 SqFt Liv Area: 792/Tax
 Total Liv Area: GR
 List Price: \$499,500
 Low Price:
 ADOM: 78
 LP/SF: \$630
 Yr Built/Cond: 1927



Virtual Tour: <http://www.srq360.net/msaunders/1525selbylane/>

Remarks: Downtown cottage. Vintage well maintained property sits on the epicenter of downtown cultural living. Adjacent to Burns Court, steps away from theaters, shopping, dining and the overall vibrancy of downtown. Consistent weekly rental history or just make this your own. Package available with adjacent lot 13 for development. See MLS# 370524. Zoned DTC(Downtown Core) and DTE(Downtown Edge).

Directions: Palm Ave to Selby Just before Mound.

Land and Site Information

Subdivision: Grosvenor Park	Community:	Neighborhood:	
Property ID: 2027-14-0006	Subdivision Code:	Sec/Twn/Rng: 19/36/18	Zoning: DTC DTE
Legal: LOTS 12 BLK A GROSVENOR PAR K AFF 88		OR Book/Page: A/61	
Lot SF: 4,050	Acre: Half<	Lot Dim:	Lot Desc: Wooded Setting
Water Desc:		Rear Exp: N	Water Supply: Central Water
Water View:			Builder:
Water Access:			Sewer: Central Sewer Model:

Interior Information

Approximate Room Dimensions:

Living Rm: 18x12	Kitchen:	Main Bed: 13x12	5 Bed:	Screen Porch:
Great Rm:	Breakfast:	2 Bed:	Bonus Rm:	Laundry/Util:
Dining Rm:	Den:	3 Bed:	Media Rm:	# Ceiling Fans:
Family Rm:	Office:	4 Bed:	Fla Rm:	FP/FP Desc: Y / Wood
Bed Desc: Main Bedroom Main Level		Main Bath Desc: Combined Tub/Shower		Floor Desc: Carpet
Cooling: Central Electric		Heating: Heat Pump		Energy:
Other Area:				Living Area: GR
Equipment: Dryer, Refrigerator, Washer, Dishwasher, Gas Range				

Interior Features: Comb Living/Dining Room, Eat-In Kitchen, Walk-In Closets

Exterior Information

Architectural Style: Key West	Construction: Frame	Roof: Asphalt / Fiberglass
Other Parking: Drive Space	Window Desc: Double	
Pool Dimensions:	Pool Desc:	
Exterior Features: Private Setting		

Community Information

Community Features:

HOA Maint Fee Includes:

HOA Fee Required Y/N: N HOA Fee/Pay Schedule:

Mgmt Co:

Mgmt Co Phone:

Schools Elementary/Middle/High: * Southside /Brookside /Sarasota

* Disclaimer - Verify with School Board for Current Boundaries

Financial and Special Information

Gross Tax: \$6,546	Tax Year: 2007	Tax Desc: City-County	
Annual CDD:	Other Annual:	Special Assessment:	Furnishing: Unfurnished
Spec Info: Seller Property Disclosure Available			

Sold Information

Sold Date:	Sold Price:	DOM:	CDOM:	PDOM:
SP/SqFt:	LP/SP Ratio:	LP %Change:	SP/Tax Mkt Value Ratio:	

Copyright Sarasota MLS, 2008

All Information, regardless of source, including square footages and lot sizes, is deemed reliable but is not guaranteed and should be verified by personal inspection by and/or with the appropriate professional(s).