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

#### MLS: 382919 1525 SELBY LN SARASOTA, FL 34236

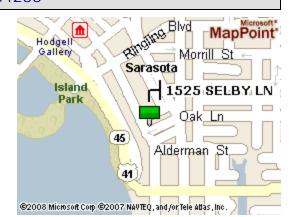


32 Area: County: Sarasota Bedrooms E/P: 2/ Full/Half Baths 1 #Cov Park: 0/Other

Status: Map Letter/#: G/8 Pool Y/N: Ν 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.srg360.net/msaunders/1525selbylane/

Remarks: Downtown cottage. Vintage well maintained propery 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 Lot Desc: Wooded Setting Lot Dim: Acre: Half< Water Desc: Rear Exp: N Water Supply: Central Water

Sewer: Central Sewer Model:

Water View: Builder:

Water Access:

## Interior Information

Approximate Room Dimensions:

Kitchen: Main Bed: 13x12 5 Bed: Screen Porch: Living Rm: 18x12 Great Rm: Breakfast: 2 Bed: Bonus Rm: Laundry/Util: Dining Rm: Den: 3 Red Media Rm: # Ceiling Fans:

FP/FP Desc: Y / Wood Family Rm: Office: 4 Red: Fla Rm: Bed Desc: Main Bedroom Main Level Main Bath Desc: Combined Tub/Shower Floor Desc: Carpet Energy: Cooling: Central Electric Heating: Heat Pump Living Area: GR

Other Area: 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 Phone: Mamt Co:

Schools Elementary/Middle/High: \* Southside /Brookside /Sarasota \* Disclaimer - Verify with School Board for Current Boundaries

Financial and Special Information

2007 Gross Tax: \$6,546 Tax Year: 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:

> 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).