

Cross Property 360 Property View

1300 SYLVIA AVENUE Unit #B, SPRING HILL, Florida 34606

Listing

U8117830 1300 SYLVIA AVE, #B, SPRING HILL, FL 34606



County: Hernando
Status: Active
On Market Date: 04/06/2021
Subdiv: SPRING HILL MANOR
List Price: \$90,000
Beds: 2
Year Built: 1979
Baths: 1/1
Special Sale: Auction
Pool: None
ADOM: 38
Property Style: Townhouse
CDOM: 38
Total Acreage: 0 to less than 1/4
Pets: Yes
Minimum Lease Period: No Minimum
Max Times per Yr:
Garage: No **Attch:** **Spcs:**
Garage/Parking Features: Assigned Parking
LP/SqFt: \$76.08
Carport: No **Spcs:**
Heated Area: 1,183 SqFt / 110 SqM
New Construction: No
Total Annual Fees: 12.00
Average Monthly Fees: 1.00
Flood Zone Code: X

Auction Property. Welcome to your lovely townhome tucked into Spacious Spring Hill! This solid Two (2) Bedroom One and a Half Bathroom (1.5) Townhome features a split floorplan with both bedrooms upstairs and a half bathroom downstairs, allowing for total privacy when hosting guests! The living and dining area is perfect for having fun with friends and family or stretching out and relaxing after a long day! The back community area is perfect for grilling or hanging outdoors when the weather gets nice. Nearby, you can enjoy all the benefits Spring Hill has to offer from the beaches, a short drive to Tampa, and plenty of nearby parks and nature preserves! Hurry now or you may miss out on buying a townhome in this exclusive and rarely on-the-market community! **PROPERTY IS OCCUPIED, DO NOT DISTURB TENANTS** The listing will be held via website auction The property is for sale by Auction. Property to be sold to the highest bidder subject to seller's reserve and 3rd party approval. The auction date is to be determined. The listed price is a suggested starting price. A buyer's premium of 5% is required. You may submit an offer prior to the Auction Day but it will be processed through A Better Life Realty with a kick-out clause if a higher offer comes in. You may schedule an appointment to view this property prior to the auction. You must preregister on the auction site prior to being approved to view or bid on the auction. <https://www.receivership-auctions.com> Remarks: Property In Federal Receivership. Please use FLBARASIS to communicate offers; Counters will come as a Receivership Purchase & Sale Agreement. Please see the attachments for FAQ, sample offer format, and other disclosures. No offers at or below the listing price will be answered or entertained until the auction

Land, Site, and Tax Information

Legal Desc: SPRING HILL MANOR CONDO BLDG A UNIT 2
SE/TP/RG: R3-32-17
Subdivision #:
Tax ID: [R32-323-17-9000-0000-A020](#)
Taxes: \$1,146
Auction Type: Reserve
Auction Firm/Website: <https://www.receivership-auctions.com>
Homestead: No
Zoning: RESI
Future Land Use:
Zoning Comp:
Tax Year: 2020
Property Access: Yes
Block/Parcel: 0000
Front Exposure: East
Lot #: A020
Buyers Premium: 5%
Other Exemptions:
CDD: No **Annual CDD Fee:**
Complex/Comm Name:
Flood Zone Date:
Floor #:
Census Block:
Monthly Rental Amount: 925
Bldg Name/#: 1300
Total Units:
Lot Size Acres: 0.01
Lot Size: 646 SqFt / 60 SqM
Ownership: Fee Simple
Flood Zone: X
Floors in Unit/Home: Two
Book/Page: 9000
Existing Lease: Yes
Total # of Floors: 2
Land Lease Fee:
Lot Dimensions:

Interior Information

A/C: Central Air
Heat/Fuel: Heat Pump
Utilities: Cable Available, Electricity Connected, Water Connected
Sewer: Other
Water: Public
Fireplace: No
Heated Area Source: Public Records
Appliances Incl: Range, Refrigerator
Flooring Covering: Tile
Interior Feat: Thermostat

Room Type	Level	Dimen	Flooring	Features
Master Bedroom	Second	12x12		
Master Bathroom	Second	8x5		
Living Room	First	15x15		
Kitchen	First	10x10		

Exterior Information

Ext Construction: Wood Frame
Roof: Shingle
Property Description:
Ext Features: Sidewalk
Pool: None
Pool Dimensions:
Spa:
Pool Features:
Patio And Porch Features:
Foundation: Slab
Garage/Parking Features: Assigned Parking

Green Features

Disaster Mitigation: **Green Water Features:**

Community Information

Community Features: Sidewalk

Fee Includes: None
HOA / Comm Assn: Yes
HOA Pmt Sched:
Assn/Manager Name: N/A
Assn/Manager Phone:
Condo Fee: \$0 / Monthly
Pet Size: Extra Large (101+ Lbs.)
Association Approval Required: No
Lease Restrictions: No
Approval Process: Check all HOA info with Manager
Additional Lease Restrictions: Check all HOA info with Manager

HOA Fee: \$1.00 / None
Mo Maint\$(add HOA):
Assn/Manager Email: N/A
Assn/Manager URL:
Other Fee: **Housing for Older Per:** No
of Pets:
Years of Ownership Prior to Leasing Required: No

Realtor Information

List Agent: [Alex Ellis](#)
List Agent E-mail: Alex@ABetterLifeRealty.com
List Agent 2: [Tony Kelly](#)
List Agent 2 Email: tonyjmkellypa@gmail.com

List Agent ID: 260045713
List Agent Fax: 727-521-7378
List Agent 2 ID: 261550851

List Agent Direct: 727-282-2204
List Agent Cell:
List Agent 2 Phone: 863-287-4672

Sales Team:
List Office: [A BETTER LIFE REALTY](#)

List Office Fax: 727-521-7378

Call Center #:
List Office ID: 260031862
List Office Phone: 727-521-7378
LP/SqFt: \$76.08
Expiration Date: 07/31/2021

Original Price: \$90,000
On Market Date: 04/06/2021
Previous Price:

Price Change:
Listing Service Type: Full Service

Representation:
Owner: EQUIALT FUND II LLC
Financing Avail: Cash

Owner Phone:
Listing Type: Exclusive Right To Sell

Dual Variable Compensation: Yes

Non-Rep: \$100

Trans Broker: \$100

Single Agent: \$100
Realtor Info: 3rd Party Approval Req, No Sign, Other, See Attachments, Sold As-Is

Confidential Info:

Showing Instructions: Appointment Only, See Remarks

Driving Directions: From Spring Hill Dr, Turn North onto Sylvia Ave, Follow road until it is about to bend. Subject property will be on the West side of the road just before the bend.

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Seller's Preferred Closing Agent

Closing Agent Name:
Email:
Address: , Florida
Closing Company Name:

Phone:
Fax:

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