

## Cross Property 360 Property View

# 8625 FANCY FINCH DRIVE Unit #203, TAMPA, Florida 33614

Listing

**U8117623 8625 FANCY FINCH DR, #203, TAMPA, FL 33614**



**County:** Hillsborough

**Subdiv:** THE GRAND RESERVE CONDO

**Beds:** 1

**Baths:** 1/0

**Pool:** Community

**Property Style:** Condominium

**Total Acreage:** 2 to less than 5

**Minimum Lease Period:** 1-2 Years

**Garage:** No **Attch:** Spcs:

**Garage/Parking Features:** Assigned Parking, Guest Parking

**LP/SqFt:** \$120.61

**New Construction:** No

**Total Annual Fees:** 3,312.00

**Average Monthly Fees:** 276.00

**Flood Zone Code:** X

**Status:** Active

**On Market Date:** 04/29/2021

**List Price:** \$82,500

**Year Built:** 1988

**Special Sale:** Auction

**ADOM:** 15

**CDOM:** 15

**Pets:** Size Limit, Yes

**Max Times per Yr:**

**Carport:** No **Spes:**

**Guest Parking**

**Heated Area:** 684 SqFt / 64 SqM

Auction Property. Welcome to your cozy condo with a view! This charming One (1) Bedroom, One (1) Bathroom condo is located conveniently in Carrollwood between The Veterans Expressway, Hillsborough Ave, and Hwy 580! This clean-kept and well-maintained condo is perfect for a first-time homeowner, fresh start, or rental investor! Open the door into a cute, laminate floored living room area with a fireplace or take a turn into the kitchen with sturdy tile flooring! Traveling down the short hallway brings you to either the bathroom or bedroom with smooth laminate floors. From the living room or bedroom, you can take a refreshing step outside to the charming deck overlooking a scenic lake with a gushing fountain in the middle! As a part of the Grand Reserve Condo Association, residents here are able to enjoy safe strolls around the community's lakes and access to the HOA's many amenities including Clubhouse(s), Tennis Court(s), and Pool(s)! 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:** THE GRAND RESERVE CONDOMINIUMS AT TAMPA UNIT 4223 AND AN UNDIV INT IN COMMON ELEMENTS

**SE/TP/RG:** 21-28-18

**Subdivision #:**

**Tax ID:** [U-21-28-18-893-000000-04223.0](#)

**Taxes:** \$884

**Auction Type:** Reserve

**Homestead:** No

**Ownership:** Condominium

**Flood Zone:** X

**Floors in Unit/Home:** One

**Book/Page:** 21-21

**Total # of Floors:** 2

**Land Lease Fee:**

**Lot Dimensions:**

**Water Access:** Yes-Pond

**Zoning:** PD

**Future Land Use:**

**Zoning Comp:**

**Tax Year:** 2020

**Property Access:** Yes

**Block/Parcel:** 000000

**Front Exposure:** East

**Lot #:** 04223

**Buyers Premium:** 5%

**Other Exemptions:**

**CDD:** No **Annual CDD Fee:**

**Complex/Comm Name:**

**Flood Zone Date:**

**Floor #:** 2

**Census Block:**

**Bldg Name/#:** 8625

**Total Units:**

**Lot Size Acres:** 4.90

**Water Name:** UNNAMED PONDS

**Flood Zone Panel:**

**Planned Unit Dev:**

**Census Tract:**

**Lot Size:** 2,750 SqFt / 255 SqM

### Interior Information

**A/C:** Central Air

**Heat/Fuel:** Central

**Utilities:** Cable Available, Electricity Connected, Public, Sewer Connected, Water Connected

**Sewer:** Public Sewer

**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	First	12x12		
Master Bathroom	First	8x5		
Living Room	First	15x15		
Kitchen	First	10x10		

### Exterior Information

**Ext Construction:** Block, Stucco

**Roof:** Shingle

**Property Description:**

**Ext Features:** Balcony, Sidewalk, Sliding Doors

**Pool:** Community

**Pool Features:**

**Patio And Porch Features:**

**Foundation:** Slab

**Garage/Parking Features:** Assigned Parking, Guest Parking

**Road Surface Type:** Asphalt

**Garage Dim:**

**Architectural Style:**

**Pool Dimensions:**

**Spa:**

### Green Features

**Disaster Mitigation:**

**Green Water Features:**

### Community Information

**Community Features:** Buyer Approval Required, Deed Restrictions, Pool

**Fee Includes:** Common Area Taxes, Community Pool, Manager, Trash

**HOA / Comm Assn:** Yes

**HOA Pmt Sched:** Monthly

**Assn/Manager Name:** Resource Property Management

**Assn/Manager Phone:**

**Condo Fee:** \$276 / Monthly

**Pet Size:** Medium (36-60 Lbs.)

**Max Pet Wt:**

**Association Approval Required:** Yes

**Lease Restrictions:** Yes

**Approval Process:** Please verify with HOA

**Additional Lease Restrictions:** Please verify with HOA

**Building Elevator Y/N:**No

**HOA Fee:**

**Mo Maint\$(add HOA):** \$0

**Assn/Manager Email:** grandmin@resourcepropertymgmt.com

**Assn/Manager URL:**

**Other Fee:**

**Housing for Older Per:** No

**# of Pets:**

**Pet Restrictions:** Please verify with HOA

**Years of Ownership Prior to Leasing Required:** No

#### Realtor Information

**List Agent:** [Alex Ellis](#)

**List Agent E-mail:** [Alex@ABetterLifeRealty.com](mailto:Alex@ABetterLifeRealty.com)

**List Agent 2:** [Tony Kelly](#)

**List Agent 2 Email:** [tonyjmkellypa@gmail.com](mailto:tonyjmkellypa@gmail.com)

**Sales Team:**

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

**Original Price:** \$82,500

**On Market Date:** 04/29/2021

**Previous Price:**

**Representation:** Seller Represented

**Occupant Type:** Vacant

**Owner:** EQUIALT FUND II LLC

**Financing Avail:** Cash

**Dual Variable Compensation:** Yes

**Single Agent:** \$100

**Realtor Info:** 3rd Party Approval Req, Assoc approval required, No Sign, Other, Sold As-Is

**Confidential Info:**

**Showing Instructions:** Lock Box No Call, Use ShowingTime Button

**Driving Directions:** North on Dale Mabry from downtown, west onto Humphrey, the community is on the right-hand side. Once inside turn leftward onto Fancy Finch Dr. Unit is toward the back of the community.

**Realtor Remarks:** 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

**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

**Call Center #:**

**List Office ID:** 260031862

**List Office Phone:** 727-521-7378

**LP/SqFt:** \$120.61

**Expiration Date:** 07/31/2021

**List Office Fax:** 727-521-7378

**Price Change:**

**Listing Service Type:** Full Service

**Owner Phone:**

**Listing Type:** Exclusive Right To Sell

**Non-Rep:** \$100

**Trans Broker:** \$100

#### Seller's Preferred Closing Agent

**Closing Agent Name:**

**Email:**

**Address:** , Florida

**Closing Company Name:**

**Phone:**

**Fax:**

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