

**Cross Property 360 Property View**

**1334 KETTLES AVENUE, LAKELAND, Florida 33805**

Listing

**U8179574 1334 KETTLES AVE, LAKELAND, FL 33805**



**County:** Polk  
**Subdiv:** ADAIRS ADD  
**Beds:** 2  
**Baths:** 1/0  
**Pool:** None  
**Property Style:** Single Family Residence  
**Total Acreage:** 0 to less than 1/4  
**Minimum Lease Period:** No Minimum  
**Garage:** No **Attch:** **Spcs:**  
**Garage/Parking Features:**  
**LP/SqFt:** \$144.68  
**New Construction:** No  
**Total Annual Assoc Fees:** \$0.00  
**Average Monthly Fees:** \$0.00  
**Flood Zone Code:**X

**Status:** Active  
**On Market Date:** 10/27/2022  
**List Price:** \$125,000  
**Year Built:** 1961  
**Special Sale:** Auction  
**ADOM:** 4  
**CDOM:** 4  
**Pets:**  
**Max Times per Yr:**  
**Carport:** Yes **Spcs:** 1  
**Heated Area:**864 SqFt / 80 SqM

Auction Property. Auction Property. Auction Property. Auction Property. Auction Property. This 2 bedroom, 1 bathroom home in Lakeland is ready for its new owners The property has been recently painted and is ready for you to put your touch on it. \*\*\*Auction will Run November 7th-17th, 2022\*\*\*. The listed price is a suggested price and is not reflective of the starting bid or the reserve. A buyer's premium of 5% is required. You must preregister on the auction site prior to being approved to view or bid on the auction. You may schedule an appointment to view and perform due diligence on the property prior to the auction close. \*\*\*All property information to be verified by buyers\*\*\* Buyer's are to do all research and inspections prior to bidding. By electing to bid in the auction Buyer accepts any and all title defects if any exist.

**Land, Site, and Tax Information**

**Legal Desc:** ADAIRS ADD PB 3 PG 13 BLK N LOT 1  
**SE/TP/RG:** 12-28-23  
**Subdivision #:**  
**Tax ID:** [23-28-12-050500-014010](#)  
**Taxes:** \$979  
**Auction Type:** Reserve  
**Auction Firm/Website:** receivership-Auctions.com  
**Homestead:** No

**Zoning:** RA-4  
**Future Land Use:**  
**Zoning Comp:**  
**Tax Year:** 2021  
**Property Access:** Yes

**Block/Parcel:** N  
**Front Exposure:** East  
**Lot #:** 1  
**Buyers Premium:**5%

**Ownership:** Fee Simple  
**Flood Zone:** X  
**Floors in Unit/Home:** One  
**Book/Page:** 3-13  
**Total # of Floors:** 1  
**Land Lease Fee:**  
**Lot Dimensions:** 41x106

**AG Exemption YN:**  
**CDD:** No **Annual CDD Fee:**  
**Complex/Comm Name:**  
**Flood Zone Date:**  
**Floor #:**  
**Census Block:**  
**Bldg Name/#:**  
**Total Units:**  
**Lot Size Acres:** 0.10

**Other Exemptions:**  
**Flood Zone Panel:**  
**Planned Unit Dev:**  
**Census Tract:**  
**Lot Size:** 4,386 SqFt / 407 SqM

**Interior Information**

**A/C:** Central Air  
**Heat/Fuel:** Central  
**Utilities:** Cable Available, Electricity Connected, Sewer Connected, Water Connected  
**Sewer:** Public Sewer  
**Water:** Public  
**Fireplace:** No  
**Heated Area Source:** Public Records

**Appliances Incl:** Range, Refrigerator  
**Flooring Covering:** Laminate, Tile  
**Interior Feat:** None

Room Type	Level	Approx Dim	Flooring	Features
Kitchen	First			
Living Room	First			
Master Bedroom	First			
Bathroom 1	First			

**Exterior Information**

**Ext Construction:** Block  
**Roof:** Shingle  
**Property Description:**  
**Ext Features:** Fenced  
**Pool:** None  
**Pool Features:**  
**Patio And Porch Features:**  
**Foundation:** Slab  
**Garage/Parking Features:**  
**Road Surface Type:** Asphalt

**Garage Dim:**  
**Architectural Style:**

**Pool Dimensions:** **Spa:**

**Green Features**

**Disaster Mitigation:** **Green Water Features:**

**Community Information**

**HOA Pmt Sched:** **Mo Maint\$(add HOA):**  
**Master Assn/Name:** No **Master Assn Fee:** **Master Assn Ph:**  
**Condo Fee:** **Other Fee:** **Housing for Older Per:** No  
**Association Approval Required:** No **Years of Ownership Prior to Leasing Required:** No  
**Lease Restrictions:** No

**Realtor Information**

**List Agent:** [Tony Kelly](#) **List Agent ID:** 261550851 **List Agent Direct:** 863-287-4672  
**List Agent E-mail:** [tonyjmkellypa@gmail.com](mailto:tonyjmkellypa@gmail.com) **List Agent Fax:** 727-521-7378 **List Agent Cell:** 863-287-4672

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

**Original Price:** \$125,000

**On Market Date:** 10/27/2022

**Previous Price:**

**Representation:**

**Occupant Type:** Vacant

**Owner:** EQUIALT FUND LLC

**Financing Avail:**

**Dual Variable Compensation:** No

**Single Agent:** 2%

**Confidential Info:**

**Showing Instructions:** Call Listing Agent

**Driving Directions:** From Memorial Blvd, Turn Left onto Florida Ave, Turn left onto W 9th St, Right on to Kettle. House in on the Left

**Realtor Remarks:** \*\*\*Auction will Run November 7th-17th, 2022\*\*\*. The listed price is a suggested price and is not reflective of the starting bid or the reserve. A buyer's premium of 5% is required. You must preregister on the auction site prior to being approved to view or bid on the auction at receivership-auctions.com You may schedule an appointment to view and perform due diligence on the property prior to the auction close. There will be a 5% buyers premium applied to the winning bid. \*\*\*All property information to be verified by buyers\*\*\* Buyer's are to do all research and inspections prior to bidding. By electing to bid in the auction Buyer accepts any and all title defects if any exist.

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

**Price Change:** 10/27/2022

**Listing Service Type:** Full Service

**Owner Phone:**

**Listing Type:** Exclusive Right To Sell

**Non-Rep:** 0%

**Call Center #:**

**List Office ID:** 260031862

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

**LP/SqFt:** \$144.68

**Expiration Date:** 01/31/2023

**Trans Broker:** 2%

**Seller's Preferred Closing Agent**

**Closing Agent Name:**

**Email:**

**Address:** , Florida

**Closing Company Name:**

**Phone:**

**Fax:**

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