

MLS#: 370524

1525 SELBY LN Sarasota, FL 34236



Area: 32	Status: A	List Price: \$925,000
County: Sarasota	Map Letter/#: G/8	Low List Price:
Total Acreage:	Lot #:	ADOM: 226
Price Per Acre:	Waterfront Y/N: N	Approx SqFt:
		LP/SqFt: \$114

**Remarks:**

Great Investment Opportunity! Two adjoining lots in Burns Court Area of Downtown Sarasota. One lot zoned DTC (Downtown Core) and one lot zoned DTE (Downtown Edge). The value is in the land for future development, may support up to 9 residential units. Survey and Conceptual Sketches available. The property also contains a fully furnished "Cottage" in the sale. Live downtown while planning redevelopment or rent for income.

**Land and Site Information**

Subdivision: Grosvenor Park	Community:	Neighborhood:	# of Buildable Lots: 2
Property ID: 2027-14-0006		Sec/Twn/Rng: 19/36/18	Zoning: DTC DT
Legal: LOTS 12 & 13 BLK A GROSVENOR PAR K AFF 88		OR Book/Page: A/61	Minimum Building SqFt:
Lot SqFt: 8100	Acre: Half<	Lot Dim:	
Water Desc:		Water Supply:	Rear Exp: N
Water View:		Sewer Type:	
Water Access:			
Available Utilities: Telephone Service, Electric			
OnSite Utilities: Telephone Service, Electric			
Road Frontage: City/County			
Road Surface: Pavement Asphalt			
Improvements: None			
Trees: Other			
Soil:		Ground Cover:	
Development Status:		Sale Options: Complete, Subdivide	
Building Included: 2 Bedrooms or Less			
Character of Area: Mixed Use			

**Community Information**

Community Features:			
HOA Maint Fee Includes:			
HOA Fee Required: N	HOA Fee/Pay Schedule:	Mgmt Co:	Mgmt Co Phone:
Schools Elementary/Middle/High: * Other / Other / Other			* Disclaimer - Verify with School Board for Current Boundaries

**Financial and Special Information**

Gross Tax: \$6,546	Tax Year: 2007	Tax Desc:	
Annual CDD:	Other Annual Fee:	Special Assessment:	
Spec Information:			
Available Documents: Abstract, Seller Prop Disclosure Avail, Survey			

**Realtor Information**

List Agent: John August	List ID: jaugust	Lister Phone: 941-373-0038	Lister Cell: 941-320-9795
Lister Email: <a href="mailto:JOHN@4BIRDKEY.COM">JOHN@4BIRDKEY.COM</a>		Lister Fax: 941-388-3041	
CoList Name: Peter Bartys P A	CoList ID: 589774	CoList Phone: 941-957-3730	CoList Cell: 941-780-1390
Office Name: Michael Saunders & Company	Office Address: 61 S Blvd Of Presidents Azure & St Ar	Office Phone: 941-388-4447	
Office ID: SNDR04	Rep: Single Agent	Office City/St/Zip: Sarasota, FL 34236-1423	Office Fax: 941-388-3041
List Type: ER	Terms: Cash Only, Conventior	Possession: Immediately	Call Center: 941-308-7777
Internet Ok: Y	IDX Address Display: Y	Limited Service: N NonRep: N	MLS Only: N Range Price: N
Listing Date: 12/11/2007	Original LP: \$995,000	Previous LP: \$ 995,000	Price Change Date:
Pending Date:	Contract Date:	Expiration Dt: 09/09/2008	W/D Date/Cond:
Sold Date:	Sold Price:	DOM:	CDOM:
SP/SqFt:	LP/SP Ratio:	LP % Change: -7.04%	SP/Tax Mkt Value Ratio:
Showing: Contact Call Center			
Buyer Comp: 3.0	Trans Comp: 3.0	Non Rep Comp: 3.0	Owner Name: ON FILE
Selling Agent:		Seller Credit:	Owner Phone:
Selling Office:		Sold Finance:	
Sold Remarks:		Bonus:	
Directions: PALM AVENUE TO SELBY LANE JUST BEFORE MOUND			

**Agent Private Remarks:**