

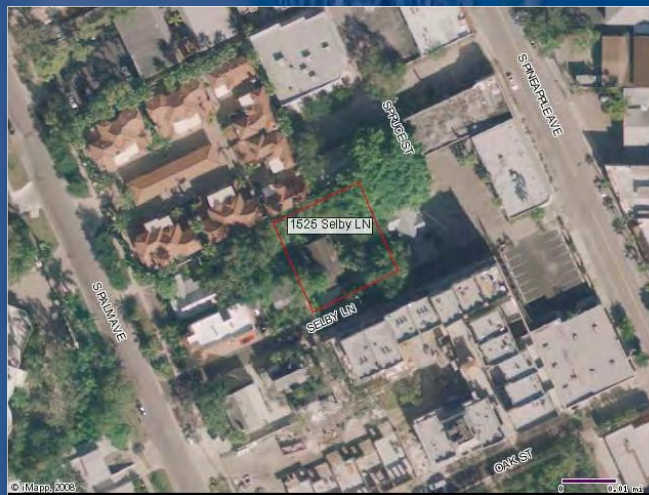
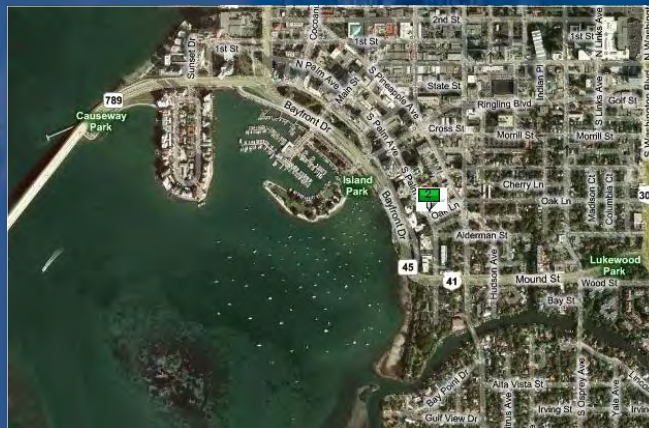


For trusted
advice on
real estate,
contact



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Discover

1525 SELBY



with **John
August**

Michael Saunders & Company
Licensed Real Estate Broker

Welcome to SARASOTA

1525 Selby Lane — Burns Court



1525 SELBY Lane
Sarasota, FL 34236

MLS#: 382919 \$499,000

Downtown cottage. Vintage well maintained property 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).

MLS#: 370524 or 370407 \$925,000

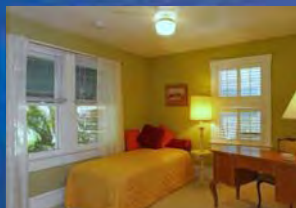
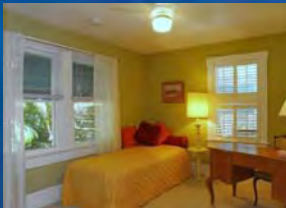
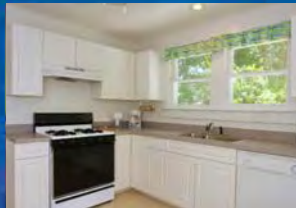
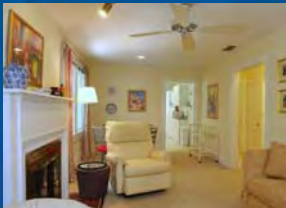
Great Investment Opportunity! Two adjoining lots in Burns Court Area of Downtown Sarasota. One lot zoned DTC (Downtown Core) and one lot zoned DTE (Downtown Edge). The value is in the land for future development, may support up to 9 residential units. Survey and Conceptual Sketches available. The property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

For Further Information

Go to:

1525Selby.com

For more information on Sarasota's residential opportunities, contact John August today.



MLS#: 382919		1525 SELBY LN SARASOTA, FL 34236	
Area: 32	Status: A	Low List Price: \$499,500	
County: Sarasota	Map Letter/#: G/8	ADOM: 78	
Bedrooms: 2	Unit #:	SqFt Liv Area: 792 / Tax	
Full Bath: 1	Pool Y/N: N	Total SqFt: 1,062	
Half Bath:	Waterfront Y/N: N	LP/SF:	
# Cov Park/Desc: / Other		YB/Cond: 1927	
Virtual Tour: Virtual Tour: http://www.srj90.net/realmidre/1525selbylane/			
Remarks: Downtown cottage. Vintage well maintained property 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).			
Driving Direction: Palm Ave to Selby Just before Mound.			
Land and Site Information			
Subdivision: Grosvenor Park	Community:	Neighborhood:	Zoning: DTC DTE
Property ID: 2027-14-0006	Subdivision Code:	Sec/Twn/Rng: 19/36/18	Rear Exp: N
Legal: LOTS 12 BLK A GROSVENOR PARK AFF 88	Acres: Half	OR Book/Page: A/91	
Lot SqFt: 4,090	Lot Dim:	Lot Description: Wooded Setting	
Water Desc:		Water Supply: Central Water	Source: Central Sewer
Water View:		Builder:	Model:
Water Access:			
Interior Information			
Approximate Room Dimensions:			
Living Rm: 18x12	Kitchen:	Main Bed: 13x12	5 Bed:
Great Rm:	Breakfst:	2 Bed:	Bonus Rm:
Dining Rm:	Dors:	3 Bed:	Media Rm:
Family Rm:	Office:	4 Bed:	Fla Rm:
Bedroom Desc: Main Bedroom Main Level	Main Bath Desc: Combined Tub/Shower		FP/FP Desc: Y / Wood
Cooling: Central Electric	Heating: Heat Pump		Floor Desc: Carpet
Other Area:			Energy:
Equipment: Dryer, Refrigerator, Washer, Dishwasher, Gas Range			
Interior Feat: Comb Living/Dining Room, Eat-In Kitchen, Walk-In Closets			
Exterior Information			
Architectural Style: Key West	Construction: Frame	Window Desc: Double	Roof: Asphalt / Fiberglass
Other Parking: Drive Space			
Pool Dimens:	Pool Desc:		
Community Information			
Community Features:			
HOA Maint Fee Incl:			
HOA Fee Req'd Y/N: N	HOA Fee/Pay Sch:	Mgmt Co:	Mgmt Co Phone:
Schools: Elementary/Middle/High:* Southside / Brookside / Sarasota			* Disclaimer - Verify with School Board for Current Boundaries
Financial and Special Information			
Gross Tax: \$6,546	Tax Year: 2007	Tax Desc: City County	Furnishings: Unfurnished
Annual CDD:	Other Annual:	Special Assessment:	
Spec Info: Seller Property Disclosure Available			

