

**Single Family Residence: Tallahassee, FL**

Property No.: 5621  
Auction No.: 220215-1



### Property Details

<b>Property Type:</b>	<i>Single Family Residence</i>
<b>Seller Type:</b>	<i>Private Equity Group</i>
<b>Auction Type:</b>	<i>Reserve</i>
<b>Beds:</b>	<i>3</i>
<b>Baths:</b>	<i>1</i>
<b>Total Land Area:</b>	<i>0.23 ± Acres</i>
<b>Square Feet±:</b>	<i>1,022</i>
<b>Year Built:</b>	<i>1949</i>
<b>Subdivision Name:</b>	<i>Magnolia Addition</i>
<b>Lot Numbers:</b>	<i>Part of 2, Block C</i>
<b>Tax Identification Number:</b>	<i>113160-C0020</i>
<b>County:</b>	<i>Leon</i>
<b>Address:</b>	<i>207 Grace Street Tallahassee, Florida 32301</i>
<b>Lat/Lon:</b>	<i>30.440397, -84.267379</i>

## Agent Details

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**Listing Agent Information:**

*Don Cutchins  
Seven Hills Auctions  
850-524-9929  
don@7hauctions.com*

**Buyer Agent Commission:**

*For Registered Buyer Agents, 2% of High Bid. Must Complete the Broker Registration Form*

## Closing Details

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**Closing Agent:**

*Ashley Holt  
Messer Caparelo, P.A.  
2618 Centennial Place, Tallahassee, FL 32312  
850-222-0720*

**Closing Date:**

*30 Days From Binding Agreement Date*

**Deed Type:**

*Warranty Deed*

**Buyer's Premium:**

*10% Added to the High Bid Price*

## Description

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Historic Charm combines with modern amenities... This beautiful home would be the perfect airbnb. Fantastic location minutes to downtown Tallahassee. ***This house has been completely renovated.*** Brand new roof, flooring, kitchen, appliances, light fixtures, and the list goes on... Huge homesite & open kitchen are just a few of the highlights. Don't miss out on this great opportunity.

Elementary School	Hartsfield Elementary School
Middle School	Fairview Middle School
High School	Rickards High School

**OPEN HOUSE DATE: Sunday, 2/5 from 1:00PM - 4:00PM**



