

Vacant Residential Lot: Auburndale, Fl

Property No.: 6257
Auction No.: 260210



Property Details

Property Type:	<i>Vacant Lot</i>
Seller Type:	<i>Bank Owned</i>
Auction Type:	<i>Reserve</i>
Total Land Area:	<i>0.32 ± Acres</i>
Subdivision Name:	<i>Water Ridge</i>
Lot Numbers:	<i>378</i>
Tax Identification Number:	<i>25-27-36-305501-003780</i>
County:	<i>Polk</i>
Address:	<i>326 Spinnaker Ct Auburndale, Florida 33823</i>
Lat/Lon:	<i>28.09185, -81.76269</i>

Agent Details

Listing Agent Information:	<i>Buddy Lee Seven Hills Auctions 229-873-4211 Buddy@7hauctions.com</i>
Buyer Agent Commission:	<i>For Registered Buyer Agents, 2% of High Bid. Must Complete the Broker Registration Form</i>

Closing Details

Closing Agent:

Hayward Title Group
2121-G Killarney Way, Tallahassee, FL 32312
850-386-4400

Closing Date:

30 Days From Binding Agreement Date

Deed Type:

Special Warranty Deed

Buyer's Premium:

10% Added to the High Bid Price

Description

Property Notes:

HOA DUES - HOA dues are \$2,100/year per lot, with \$1,050 due January 1st and \$1,050 due July 1st. Dues cover amenities, reserves, community insurance, full-time management, common area landscaping, and lake/pond maintenance. View more community details and amenities [HERE](#).

UNIMPROVED LOT MAINTENANCE - The HOA mows unimproved lots until construction begins. A yearly mowing fee is billed in January (\$434 for 2026) and is waived if construction starts in February.

BOAT/STORAGE DETAILS - Boat/boat trailer storage is available (45 spaces) on a first-come, first-served basis with an annual fee and written agreement with the HOA.

This is an online auction; final price will be determined at the end of the auction. Please review our terms & conditions for information on the 10% Buyer's Premium, Extended Bidding, and more details.

Interested in bidding? Press the blue 'Login' button above to begin by creating a new account or signing in to an existing one.

Have an agent? Once a bidder account has been created, agents may fill out and submit a Broker Registration Form located in the downloads section of this page. This will connect agents & bidders in our system.

Want to take a look? To schedule a tour of this property please see the agent details above.

When will bidding end? Our Auction Showcase event ends on February 10th at Noon (EST). Please see the auction countdown for the top of this page. Please review our auction terms and conditions about the [extended bidding feature](#) for all the properties in this auction event.

Is this cash only? Bidders may do cash or use a lender. In the documents & downloads section you can see the Closing Fee Sheets for an estimate. Please review our Terms & Conditions for details on Deposits, Closing, and more important details.

How long is closing? Our closing is a 30 day period once the sales contract has been signed. For full details on the closing process please review our Terms & Conditions in the documents & downloads section.

Questions? Contact us today! We are happy to assist you with any questions you may have.

Call us at [800-742-9165](tel:800-742-9165) or send us a message at info@7Hauctions.com

For additional details about this property, visit 7hauctions.com or contact us at 800.742.9165

