

**Single Family Residence: Tallahassee, FL**

Property No.: 5433  
Auction No.: 220525



### 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>2</i>
<b>Total Land Area:</b>	<i>0.77 ± Acres</i>
<b>Square Feet±:</b>	<i>1,538</i>
<b>Year Built:</b>	<i>1993</i>
<b>Subdivision Name:</b>	<i>Killearn Lakes Unit 2</i>
<b>Lot Numbers:</b>	<i>3, Block AJ</i>
<b>Tax Identification Number:</b>	<i>140350 AJ0030</i>
<b>County:</b>	<i>Leon</i>
<b>Address:</b>	<i>8208 Hunters Ridge Tallahassee, Florida 32312</i>
<b>Lat/Lon:</b>	<i>30.58792, -84.24261</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:**

*1701 Hermitage Blvd, Suite 100, Tallahassee, FL 32308  
Manausa, Shaw & Minacci, PA  
850.597.7616*

**Closing Date:**

*30 Days From Binding Agreement Date*

**Deed Type:**

*Special Warranty Deed*

**Buyer's Premium:**

*10% Added to the High Bid Price*

## Description

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***This home is a 3 bedroom / 2 bath with a bonus room. It is now vacant and a new roof is currently being installed.***

### ***Open House Dates and Times***

*May 15, 2:00 PM - 4:00 PM*

*May 22, 2:00 PM - 4:00 PM*

### ***Zoning Information***

The subject property is zoned RP-Residential Preservation

### ***HOA Dues***

*\$120/Year*

For additional details about this property, visit [7hauctions.com](http://7hauctions.com) or contact us at 800.742.9165

