

**Single Family Residence: Tallahassee, FL**

Property No.: 5440  
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>1</i>  |
| <b>Total Land Area:</b>           | <i>0.24 ± Acres</i>                                   |
| <b>Square Feet:</b>               | <i>864</i>  |
| <b>Year Built:</b>                | <i>1961</i>   |
| <b>Subdivision Name:</b>          | <i>Caroline Courts</i>                                |
| <b>Lot Numbers:</b>               | <i>15</i>   |
| <b>Tax Identification Number:</b> | <i>410330 A0150</i>                                   |
| <b>County:</b>                    | <i>Leon</i>   |
| <b>Address:</b>                   | <i>808 S Lipona Rd<br/>Tallahassee, Florida 32304</i> |
| <b>Lat/Lon:</b>                   | <i>30.43363, -84.31509</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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### Open House Dates and Times

May 19, 2:00 PM - 4:00 PM

### Zoning Information

The subject property is zoned R-3 Single Detached, Attached and Two Family Residential

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

