

## Residential Lot - Gated Subdivision: Tallahassee, FL

Property No.: 5504

Auction No.: 220810



### Property Details

<b>Property Type:</b>	<i>Residential</i>
<b>Seller Type:</b>	<i>Private Equity Group</i>
<b>Auction Type:</b>	<i>Reserve</i>
<b>Total Land Area:</b>	<i>3.23</i>
<b>Subdivision Name:</b>	<i>Meridian Oaks</i>
<b>Lot Numbers:</b>	<i>2</i>
<b>Tax Identification Number:</b>	<i>2401206120062</i>
<b>County:</b>	<i>Leon</i>
<b>Address:</b>	<i>Shady Crest Lane (Also Fronts on Meridian Rd) Tallahassee, Florida 32312</i>
<b>Lat/Lon:</b>	<i>30.59655, -84.28801</i>

### Agent Details

<b>Listing Agent Information:</b>	<i>Don Cutchins Seven Hills Auctions 850.524.9929 don@7hauctions.com</i>
<b>Buyer Agent Commission:</b>	<i>For Registered Buyer Agents, 2% of High Bid. Must Complete the Broker Registration Form</i>

## 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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### ***Zoning Information***

The subject property is zoned UF - Urban Fringe

**Homeowner Association Dues \$550 Per Year**

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

