

Multi-Family Active 1100056 **624 Lpga Boulevard, Holly Hill, FL 32117** **Agent Display \$303,000**
Area: 41 - LPGA to Granada, E of Nova **County:** Volusia



List Price: \$303,000 **List** 136.98 **Total Bedrooms:** 3
Style: Duplex **Price/SqFt:** 2,754,545.45 **Total Bldg SqFt:** 2,280
As Is Cond: Yes **List** 2,754,545.45 **Year Built:** 1980
Franchise Opt No **Price/Acre:** **Zoning (Text):** R-5
In: **SqFt Source:** Property **Tax ID:** 4242-04-35-0349
Living Area: 2,212 **Appraiser** **Tax Year:** 2021
Lot SqFt: 10656 **Subdivision:** Fleming Fitch **Taxes:** \$1,397
Maint Fee: 0 **Total # Units:** 2 **Homestead** No
Maint Fee Paid: N/A **Exempt:**
Directions: From US HWY 1, go West on LPGA Blvd. Duplex is just past Center Ave on the Right.
Virtual Tour :

Electric Meters: 2
% Vacancy: 50

# Units	Description	Full Baths	Half Baths	Liv Ar SqFt	# Rooms	Month Rent	Furnished	Parking Spaces
A	3 Bedroom	2		1106			Unfurnished	
B	2 Bedroom	1	1	1106		820	Unfurnished	

Air Conditioning: Central **Heating:** Central **Roof:** Composition Shingle
Appliances: W/D Hookup **Meters:** # Electric Meters: 2 **Sewer:** Public Sewer
Building Type: Attached; Side by Side **Outside:** Fenced Yard **Special Conditions:** Agent Owned
Construction: Wood Frame **Owner Pays:** Exterminator; Lawn Care **Tenant Pays:** Electric; Insurance Interior; Water
Financial Info: % Vacancy: 50 **Parking:** Guest; Parking Lot **Water:** City

Remarks: 624 LPGA BLVD is a 5 Bedroom, 4 bathroom DUPLEX FOR SALE. This is one building that has two separate homes in it, each has separate entrances, kitchens, bathrooms, and living spaces. The building needs a single owner, who may live in or rent out one or both of the homes. Owning a duplex is a great investment because of the rental income and affordability. These homes are side by side, single story, and centrally located along LPGA Blvd. Both homes are the same size in square feet but have different layouts; Unit A is 3 bedrooms / 2 bathrooms, while Unit B is 2 bedrooms / 1 and 1/2 bathrooms. Unit A is vacant and easy to show. Unit B has been rented since 2016 at \$820 a month. Tenant carries renter's insurance through Security First and pays electricity and water; lease expires 01/31/23.

Agent Info: Owner is a licensed Florida real estate broker. 48 hours showing notice. Proof of funds to accompany all offers. Seller does not occupy either unit and does not warrant their condition. Information on listing deemed reliable but not warranted and should be independently verified.

Showing Instructions: Appt. Necessary; See Agent Remarks Please contact SHOWINGTIME to request code for Unit A (800) 746-9464 or <https://www.showingtime.com>. Do not contact listing agent for showings. Please give at least 48 hours notice.

Legal: W 96 FT OF E 197.19 FT OF N 48 FT OF S 111 FT OF LOT 34 BLK 35 FLEMING FITCH GRANT PER OR 4509 PG 990 PER OR 7237 PG 3632
Supra: No **Occupied:** Yes **Foreign Seller:** No

Listing Office: EXP Realty LLC o10255 Address: 555 W Granada Blvd Unit A6 Ormond Beach, FL 32174 Primary Phone: 888-883-8509 101 Email: fl.broker@exprealty.net	Listing Member: Jeanne Fish, CCIM Primary Phone: 386-527-1863 Cell: 386-527-1863 Email: jeanne.fish@exprealty.com	Co-listing Member: Primary Phone: Cell: Email:
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Listing Date: 08/05/2022	List Type: Exclusive Right of Sale	Type: Regular
Expiration Date: 08/04/2023	Sub: 0%	Original List Price: \$330,000
Status Change Date: 08/08/2022	Buyer: 2%	NRR: 0%
Sellers Preferred Escrow Agent: DLP Closing Services LLC	Transaction: 2%	
	NRR Req: No	

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