

**Multi-Family Active 1100057** **638 Lpga Boulevard, Holly Hill, FL 32117** Agent Display **\$309,000**  
**Area:** 41 - LPGA to Granada, E of Nova **County:** Volusia



**List Price:** \$309,000 **List** 139.69 **Total Bedrooms:** 5  
**Style:** Duplex **Price/SqFt:** **Total Bldg SqFt:** 2,280  
**As Is Cond:** Yes **List** 1,287,500 **Year Built:** 1980  
**Franchise Opt** No **Price/Acre:** **Zoning (Text):** R-5  
**In:** **SqFt Source:** Property **Tax ID:** 4242-04-35-0331  
**Living Area:** 2,212 Appraiser **Tax Year:** 2021  
**Lot SqFt:** 10656 **Subdivision:** Fleming Fitch **Taxes:** \$2,600  
**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 :**

<b># Electric Meters:</b>		2		<b># Water Meters:</b>		2		
# Units	Description	Full Baths	Half Baths	Liv Ar SqFt	# Rooms	Month Rent	Furnished	Parking Spaces
A	3 Bedroom	2		1106		1045	Unfurnished	
B	3 Bedroom	2		1106		975	Unfurnished	

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

**Remarks:** 638 LPGA BLVD is a 6 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 have 3 bedrooms with 2 full bathrooms. Each has it's own laundry area inside. Unit A has been rented since 2019, currently paying \$1,045 per month. Lease expires Oct 31st, 2023. Unit B has been rented since 2018, currently paying \$975. Lease expires Jan 31st, 2023. Owner pays for lawn care and pest control. Great starter investment.

**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. Broker operating during business hours; excludes weekends and holidays.

**Showing Instructions:** Appt. Necessary; See Agent Remarks Please contact SHOWINGTIME to request code (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 155.17 FT OF S 111 FT OF LOT 33 BLK 35 FLEMING FITCH GRANT PER OR 2149 PG 1026 AKA PARCEL NO 5 PER OR 3042 PG 0484 PER OR 6275 PG 1720 PER OR 7237 PG 3930

**Supra:** No

**Occupied:** Yes

**Foreign Seller:** No

<b>Listing Office:</b> EXP Realty LLC o10255	<b>Listing Member:</b> Jeanne Fish, CCIM	<b>Co-listing Member:</b>
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<b>Email:</b> fl.broker@exprealty.net	<b>Email:</b> jeanne.fish@exprealty.com	<b>Email:</b>

<b>Listing Date:</b> 08/05/2022	<b>List Type:</b> Exclusive Right of Sale	<b>Type:</b> Regular
<b>Expiration Date:</b> 08/04/2023	<b>Sub:</b> 0%	<b>Original List Price:</b> \$330,000
<b>Status Change Date:</b> 08/08/2022	<b>Buyer:</b> 2%	<b>NRR:</b> 0%
<b>Sellers Preferred Escrow</b> DLP Closing Services	<b>Transaction:</b> 2%	
<b>Agent:</b> LLC	<b>NRR Req:</b> No	

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