

Multi-Family Active 1100058 **644 LPGA Boulevard, Holly Hill, FL 32117** Agent Display **\$266,000**
Area: 41 - LPGA to Granada, E of Nova **County:** Volusia



List Price: \$266,000 **List** 124.65 **Total Bedrooms:** 4
Style: Duplex **Price/SqFt:** **Total Bldg SqFt:** 2,336
As Is Cond: Yes **List** 1,330,000 **Year Built:** 1980
Franchise Opt No **Price/Acre:** **Zoning (Text):** R-5
In: **SqFt Source:** Property **Tax ID:** 4242-04-35-0332
Living Area: 2,134 Appraiser **Tax Year:** 2021
Lot SqFt: 8544 **Subdivision:** Fleming Fitch **Taxes:** \$2,522
Maint Fee: 0 **Total # Units:** 2 **Homestead** No
Maint Fee 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 **# Water Meters:** 2
% Vacancy: 50

# Units	Description	Full Baths	Half Baths	Liv Ar SqFt	# Rooms	Month Rent	Furnished	Parking Spaces
A	2 Bedroom	1	1	1067		925	Unfurnished	
B	2 Bedroom	1	1	1067			Unfurnished	

Air Conditioning: Central **Heating:** Central; Electric **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
Financial Info: % Vacancy: 50 **Owner Pays:** Exterminator; Lawn Care **Water:** City
Parking: Guest; Parking Lot

Remarks: 644 LPGA BLVD is a 4 Bedroom 4 bathroom DUPLEX FOR SALE; This is one building that has two separate homes in it, each has separate entrances, kitchens, bathrooms, living spaces, and yards. 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 the affordability. These homes are side by side, single story, and centrally located along LPGA Blvd. Both homes have 2 bedrooms and 1.5 bathrooms. Each has it's own laundry area inside. Unit A has been rented since 2018, @ \$925 per until Oct 31st, 2022. Unit B is vacant and easy to show. Great starter investment.
Agent Info: Owner is a licensed FL RE Broker operating during business hours; excludes weekends and holidays. Proof of funds required. Seller does not occupy and does not warrant condition. Information on listing is deemed reliable but should be independently verified.

Showing Instructions: Appt. Necessary; See Agent Remarks Tenant occupied. Please contact SHOWINGTIME to request code for side B (800) 746-9464 or <https://www.showingtime.com>. Do not contact listing agent for showings. Please give at least 48 hours notice.
Legal: E 17 FT OF N 89 FT OF S 200 FT OF LOT 32 & W 79 FT OF N 89 FT OF S 200 FT OF LOT 33 BLK 35 FLEMING FITCH GRANT AKA PARCEL NO 2 PER OR 4143 PGS 2479-2480 PER OR 6275 PG 1722 PER OR 7237 PG 3930
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: \$290,000
Status Change Date: 08/08/2022 Buyer: 2% NRR: 0%	Sellers Preferred Escrow: DLP Closing Services Transaction: 2%
Agent: LLC NRR Req: No	

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