

FOR SALE BY PUBLIC AUCTION

REMODEL OR BUILD NEW



WHEN

Saturday, June 28th
@ 10 AM

WHERE

On Site:
603 Virginia Ave,
Tarpon Springs, FL

OPEN HOUSE

June 22 From 12 -2 or By Appt
Day of Sale from 9 AM

Opening Bid: \$250,000

- Possibilities are Endless
- 3 Bed 2 Bath, 2,034 SF/AC
- Withcomb Bay Direct View
- Along Scenic Drive
- Remodel and Reside or Raze and Rebuild a new home



COLDWELL BANKER
REALTY

Vincent H Gepp P.A.
727-481-7042

Terms and conditions:

At the Auction, winning bidder will be required to place a 5% deposit based on the purchase price of the property with the escrow agent. Personal or business check will be accepted. The balance will be due at closing within 30 days. The Seller will pay for and provide a Title Insurance Policy. The Seller will provide the deed. The Buyer will pay for the Documentary Stamps. All prorations will be as of closing day. Coldwell Banker and the Seller expressly disclaim any liability for errors, omissions or changes regarding any information provided for this sale. Potential purchasers are strongly urged to rely solely upon their own inspection and due diligence in preparing to purchase this property and are expressly advised not to rely on any representation made by the seller or their agents. Coldwell Banker represents the seller only.

Survey On Back

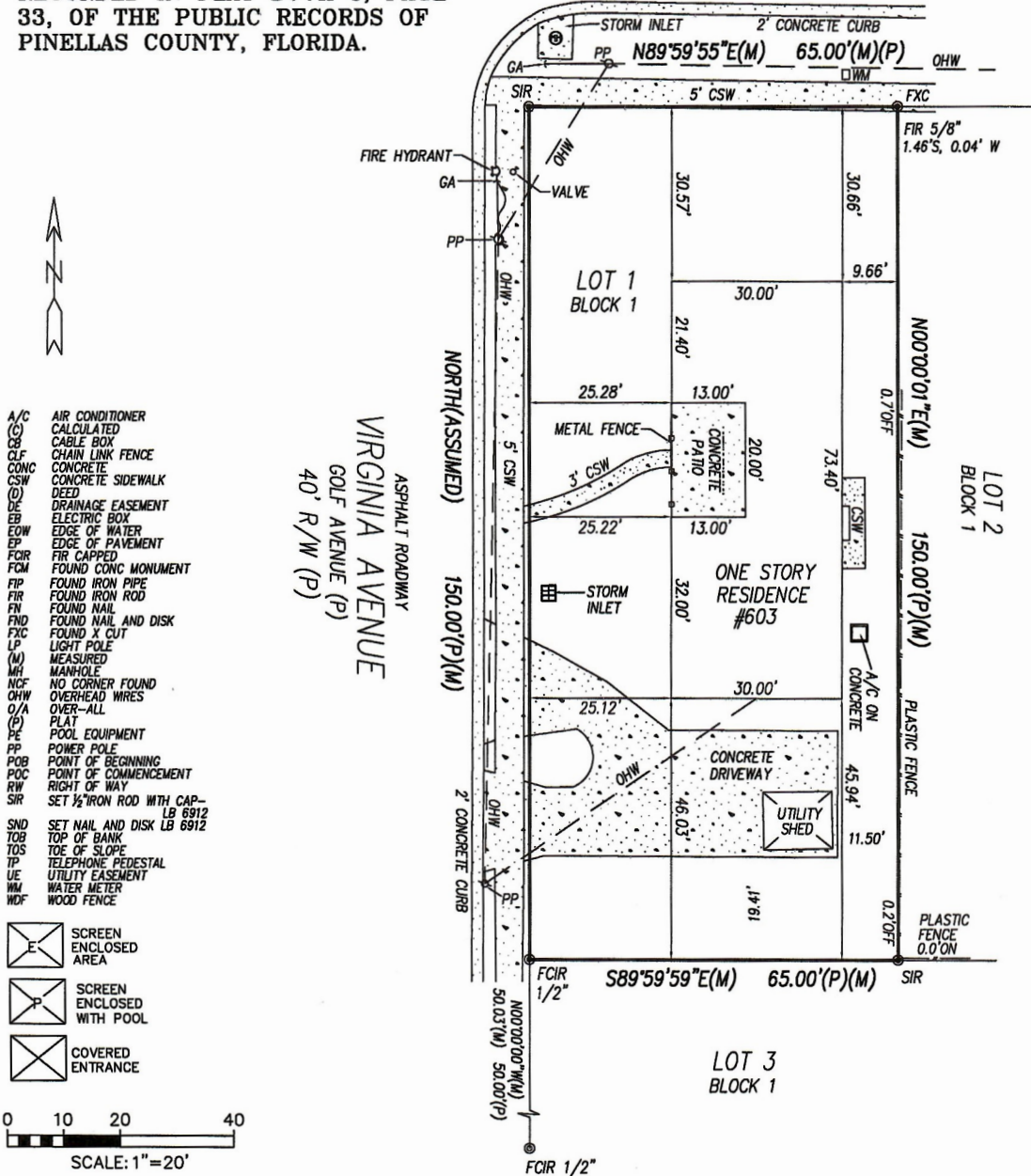
**BOUNDARY SURVEY OF
603 VIRGINIA AVENUE
TARPON SPRINGS, FL 34689**

**KNOW IT NOW, INC.
aka Affordable Surveys
727-415-8305**

2011 HEIDELBERG AVENUE
DUNEDIN, FL 34898 USA

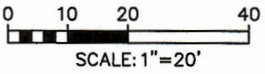
**LEGAL DESCRIPTION:
LOT 1, BLOCK 1, ORANGE
HEIGHTS, ACCORDING TO THE
MAP OR PLAT THEREOF AS
RECORDED IN PLAT BOOK 3, PAGE
33, OF THE PUBLIC RECORDS OF
PINELLAS COUNTY, FLORIDA.**

**WHITCOMB BOULEVARD
ASPHALT ROADWAY**



- A/C AIR CONDITIONER
- (C) CALCULATED
- CB CABLE BOX
- CLF CHAIN LINK FENCE
- CONC CONCRETE
- CSW CONCRETE SIDEWALK
- (D) DEED
- EB DRAINAGE EASEMENT
- EB ELECTRIC BOX
- EWOW EDGE OF WATER
- EP EDGE OF PAVEMENT
- FOIR FIR CAPPED
- FCM FOUND CONC MONUMENT
- FIP FOUND IRON PIPE
- FIR FOUND IRON ROD
- FN FOUND NAIL
- FND FOUND NAIL AND DISK
- FXC FOUND X CUT
- LP LIGHT POLE
- (M) MEASURED
- MH MANHOLE
- NCF NO CORNER FOUND
- OHV OVERHEAD WIRES
- O/A OVER-ALL
- (P) PLAT
- PE POOL EQUIPMENT
- PP POWER POLE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- R/W RIGHT OF WAY
- SIR SET 1/2" IRON ROD WITH CAP - LB 6912
- SND SET NAIL AND DISK LB 6912
- TOB TOP OF BANK
- TOS TOE OF SLOPE
- TP TELEPHONE PEDESTAL
- UE UTILITY EASEMENT
- WM WATER METER
- WDF WOOD FENCE

- SCREEN ENCLOSED AREA
- SCREEN ENCLOSED WITH POOL
- COVERED ENTRANCE



FLORIDA ADMINISTRATIVE CODE STATES IF LOCATION OF EASEMENTS OR RIGHTS OF WAY OF RECORD, OTHER THAN THOSE ON RECORD PLATS IS REQUIRED, THIS INFORMATION MUST BE FURNISHED TO THE SURVEYOR - IF FENCES ARE SHOWN, DISTANCES INDICATE APPROXIMATE DISTANCE ON OR OFF PROPERTY - OVERHANGS AND UNDERGROUND FOUNDATIONS OR UTILITIES HAVE NOT BEEN LOCATED AS PART OF THIS SURVEY. BASIS OF BEARINGS IS R/W LINE (USING PLAT BEARING OR ASSUMED) UNLESS NOTED OTHERWISE (1) UNLESS STATED OTHERWISE THIS SURVEY IS AN AS-BUILT SURVEY SHOWING VISIBLE IMPROVEMENTS IN RELATION TO SURVEY MARKERS FOUND

(C) 2020 CERTIFIED EXCLUSIVELY TO:

MICHAEL J. ATHANASON
OLYMPIA A. ATHANASON

I HEREBY CERTIFY THAT THIS SURVEY IS A TRUE AND CORRECT USING FIELD SURVEY PREPARED UNDER MY DIRECTION AND IS NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.

DATE OF FIELD SURVEY: 09/30/2020
BILL HYATT
Surveyor & Mapper Number 4636
LB 6912

BILL H HYATT
2020.10.02
14:32:12
-04'00'

FLORIDASURVEYOR@AOL.COM
727-415-8305

