

# FOR SALE BY PUBLIC AUCTION

## REMODEL OR BUILD 2 NEW HOMES



### WHEN

Saturday, March 7th  
@ 12 Noon

### WHERE

On Site:  
43 Edgewater Dr,  
Dunedin, FL

### OPEN HOUSE

Sun March 1st from 12 till 3  
Or May be shown by appt

Opening Bid: \$1,300,000

MAGNIFICENT Edgewater Dr. Opportunity

#### The Home

- Built in 1926
- 3,677 SF of AC 5,248 Total
- 4 Beds-2.5 Baths-LR-DR-FR
- Detached 289 SF Office-Den-?
- Covered Rear Porch 1,300 SF
- Remodel and enjoy

#### The Land

- Sitting on 2 Separate Lots
- These Lots may be built upon separately
- Must meet today's Setback requirements

Legal Description: Sunset Beautiful Lots 4 and 5 and Waterfront Lots 4 and 5



COLDWELL BANKER  
REALTY

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

MORE INFO ON BACK SIDE OF FLYER

#### 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.

The City would have no objection to developing lots 4 and 5 independently.

That said, construction would have to meet the overlay and dimensional (setback) standards for each home.

**GEORGE KINNEY, AICP**  
 Director of Community Development

**SUNSET BEAUTIFUL**  
 Being Survey of that part of Sec. 34 as described below  
 Dunedin, Florida.  
 Scale 1" = 40'

**DESCRIPTION**

Beginning at the SW Corner of SE 1/4 of SW 1/4 of Sec. 34 - T28S - R5E as shown and described in the Paved Plat of Shore Crest as recorded in Plat Book 14 Page 73, Pinellas County Records, run thence North 57° 03' 57" East thence West 386.089 ft to P.O.B.; Run thence N 89° 57' W 298.66 ft to Clearwater Harbor, thence S 5° 11' 30" W 222.02 ft along the shore thence S 89° 23' E 357.04 ft, thence N 2° 15' E 249.78 ft to P.O.B. containing 1.9 Acres.

**DEDICATION**

We the undersigned owners of Sunset Beautiful do hereby dedicate to the perpetual use of the public in general all streets as shown on this plat

(Gerald Johnson) Witness  
 Ruby C. Cleary Witness  
 Gerald Johnson Witness  
 (Seal) (Seal)  
 (Seal)

**ACKNOWLEDGEMENT**

STATE OF FLORIDA - COUNTY OF PINELLAS  
 I the undersigned authority hereby certify that on the 16<sup>th</sup> day of February 1935 A.D. before me personally appeared GUY R. NEAL, Lulu Myrtle Neal his wife and Dorothy L. Webster a spinster known to me to be the persons described and who executed the foregoing instrument and severally acknowledged the execution thereof to be their free act and deed for the purpose and uses therein mentioned. And the said Lulu Myrtle Neal on being examined separately and apart from her husband acknowledged that she made herself a party to said instrument for the purpose of relinquishing her rights of dower and conveying her separate estate in and to the lands, tenements and hereditaments herein described and that she executed said instrument freely and without any fear, constraint, compulsion or apprehension of or from her said husband. Witness my hand and seal the date aforesaid.  
 (Gerald Johnson) Notary Public  
 My Commission expires 11/30/38.

**ENGINEER'S CERTIFICATE**

I hereby certify that I have surveyed this property as described and that all bearings and dimensions are correct. That permanent reference monuments have been placed as called for under Sec. 7 Chapter 10275 of Acts of the Legislature of Florida as January 31, 1935.

(Gerald Johnson)  
 Registered Surveyor

Approved for record this 19<sup>th</sup> day of February 1935 A.D. by the City Manager, duly authorized representative of the Board of Commissioners of the town of Dunedin, Florida  
 (Gerald Johnson)  
 City Manager

