

RESIDENTIAL

182082 Active



117 Tanager

St Augustine

FL 32086

\$209,900



Virtual Tour <http://vhtbucket.s3.amazonaws.com>

Prop Type Single Family
Year Built 1973
Bedrooms 3
Baths 2
Half Baths 1
Stories 1
Roof Shingle
Split Plan
Acres
Lot Size 80 X 100
Lot Type Regular
Lot/Land Paved

Style Ranch, Single Family Home
Area 12
Location
County Saint Johns
Subdivision St Augustine South
New Const. No
Est. Comp. Dt.
Construction Brick, Hardie Board

Living SqFt 1,275
Other SqFt 210
Source of Meas. Tax Records

Property Information

Elem Osceola Elementary
MidSch Murray Middle
HighSch Pedro Menendez High School

Waterfront Y/N
Waterfront Type
Dock Y/N

Dock Permit
Low Tide Depth
Navigable Y/N

Living Room 14 x 12
Florida Room x
2 Bdrm Size 13 x 10
5 Bdrm Size x
Family Room x

Dining Rm/Type 6 x 6 Combo
Kitchen 12 x 10
3 Bdrm Size 13 x 8
Utility Room 6 x 5
Patio x

Great Room x
MBdrm Size 22 x 11
4 Bdrm Size x
Den/Office x
Porch/Screened 12 x 10 Yes

EXTRAS Insulated Windows
COMMUNITY FEATURES Clubhouse

MASTER BATH Tub/Shower Separate
FLOORING Laminate Wood, Tile
HEAT Central, Electric
AIR CONDITIONING Central, Electric
WATER County
WASTE Septic
SUBSTRUCTURE Crawl

Stories in Building
Stories in Unit
Entry Level GL
TERMS CASH, CONV, FHA, VET

Tax Year/\$ 2017 \$1,516.00
HOA Y/N No
HOA Term
Special Assessment No
Zoning RS-3
Legal Description 8-40 ST AUG SOUTH UT 7 LOTS 1998 & 1999 OR722/1302
Directions US 1 South to Gerona Rd, left on Prince, right on Tanager, home is on the left

Marketing Better than New! This adorable home has just been completely updated. Private Master suite, fireplace, and separate laundry room. Enjoy your evenings relaxing while sitting on the screened porch. Located in one of the most sought out areas with No HOA or CDD fees. This community has two boat ramps, walking trails, and is located along the ICW. Home has new A/C, drain field, windows, flooring, paint, counter tops, hardy board siding, doors, and brand new metal roof will be added before closing

Additional Marketing



Prepared By: **Doug Scarponi**
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COMMERCIAL/INDUSTRIAL**181619****Active****1 Fletcher Lane****St Augustine****FL 32084****\$367,500**

Prop Type Investment
Area 04
County Saint Johns
Lot Size 40x80x11x33x61
Parking
Years Establ.
Lease Expires
Gas Y/N

Business Name None
Business Descrip. Investment Opportunity
Warehouse SqFt
Office SqFt 1,292
Retail SqFt
Living SqFt
Prc/SqFt
Loading Dock



Gross Annual Income
Net Operating Income

Operating Expenses
Tenant Pays

Total Annual Expense
Inventory

Mortgage Balance
Mortgagee
Second Mortgage Y/N
Mortgage Payment

Assumable Loan Y/N
Years Remaining
Interest
Payment Includes

Comprehensive Plan Desig.

Property Information

COMMERCIAL TYPE Special Purpose

LOCATION Business District, City Limits

HEATING/COOLING Central A/C, Electric

WATER

Public Water

WASTE

Sewer

SHOWING INSTRUCTIONS Lockbox, See Showing Time

Tax Year/\$

Present Zoning CL-2

CDD Y/N No **CDD Fees**

Parcel ID 194480-0000

Potential Zoning

CDD Term

Zoning Jurisdiction City of St. Augustine

Zoning Other Comments

Present Land Use

Potential Land Use

Legal Description 18-07-30 .07 Acres 3-6 CHERRY SUB CITY PART OF LOTS 4 & 5 N40FT ON FLETCHER LANE X 80 X 43.6 X 62FT OR4280/878

Marketing Great Vacation Rental Potential! This unique property is zoned commercial CL-2 with residential usage for extra possibilities. As a vacation rental income property the commercial zoning allows one night minimum rentals. Enter this charming, newly and completely renovated home close to downtown Historic St. Augustine. Even though the finishes may be new, care was taken to preserve the feeling of living in the Oldest City.

Additional Marketing This 2 story, 2 bed room, 1 and half bath home offers solid oak floors through-out, stainless steel appliances, and granite counters. Downstairs has an open floor plan and half bath. The upstairs features two bedrooms and a bath with a beautiful claw-foot bathtub. The home has a new metal roof, hardi-board exterior, and fully fenced back yard with double gate for driveway parking. If you come back sandy from the beach, there is an outdoor shower head with hot water. Located conveniently close to downtown attractions, restaurants & shopping in famous St. Augustine!

Directions Take a right on Grove Ave heading west from San Marco Ave. Take first right on Fletcher Lane. House is the first on the right. You can park in the driveway or in non-yellow marked areas on the street.

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