

6210 W Oak Park Blvd.
Homosassa, FL 34446

**Residential Lot in Golf Course Community,
Homosassa, FL**

- Will sell regardless of price!
- .34± AC lot in well established community of Sugarmill Woods
- Community offers golf, tennis, fitness center & swimming

**Online Auction Begins:
Wednesday, Jul 1, 2020
9 am ET**

**Online Auction Ends:
Wednesday, Jul 8, 2020
1:45 pm ET**

**Preview:
Drive by anytime**

Property Description

- PDR zoning currently designated for duplex
- Close to S Suncoast Blvd (US-98) near Publix and Walgreens
- Central water/sewer available
- Plenty of backyard privacy as lot backs up to green belt land
- Numerous recreational activities nearby; property is 3± mi from Chassahowitzka River and the beautiful Seven Sisters Springs
- 10± mi from Homosassa River boat ramp that empties into the Gulf
- Part of Oak Village HOA - more info can be found at <https://sugarmillcivic.org/oak-village-association.php>
- Sugarmill Woods Civic Association and activities: <https://sugarmillcivic.org/sugarmill-activities.php>
- Also selling 2 other lots in community (DG1203 & DG1204)
- * Underlying master plan currently designated for duplex development only. Buyer may apply for an atlas amendment to explore the possibility of single family residential use. Please contact Citrus Planning/Zoning at 352-527-5239 for more info.

Land Size	.34± AC	Building Size	N/A
Frontage	Paved	BD/BA/GAR	N/A
Zoning	PDR - Planned Dev. Resi	Year Built	N/A
Land Use	RMU - Resi Mixed Use	Assn	HOA
County	Citrus	Assoc. Fee	\$135/yr.
Tax	\$197± (2019)	Water	Central - Available
Tax ID	Altkey: 2135000	Sewer	Central - Available

Terms of Sale:

Buyer's Premium: 10% buyer's premium or \$500.00, whichever is greater, will be added to the high bid to determine the contract price

Deposit: 10% deposit due via wire transfer to closing agent by 5 pm ET on Jul. 9, 2020

Title/Escrow Agent: Citrus Title Co.

Closing Date: on or before 8/7/2020

You are urged to thoroughly inspect the property before the auction!

The information contained in this property overview is subject to inspection and verification by all parties relying on it. The Seller and their agents assume no liability for the accuracy, error or omissions. This listing may be withdrawn or modified without notice at any time. All square footage, lot size measurements and dimensions in this information are approximate. No warranties or guarantees are expressed or implied. The purchaser must rely on his/her own information, inspection, records and determination to bid.

The property is being sold "as is, where is" with "all faults."

For additional information please call:

Karen Tringali

877-374-4437 or 352-369-1047

Tranzon Driggers Jon K. Barber, Lic. Real Estate Broker, agent for the seller, #AU4586 & AB3145
Independently owned and operated • a member company of Tranzon LLC

www.tranzon.com