

# ON SITE LIVE PUBLIC AUCTION

1320 FLOTILLA DR. HOLIDAY, FL  
**ANCLOTE RIVER HOME W/ GULF ACCESS**



## TOTALLY RENOVATED POOL HOME

- 1787 S/f, 2 Bedroom, 2 Bath, 2 Car Garage
- Oak Cabinets, Granite Top & Backsplash
- 13x16 Bed Rm, 13x20 Master (Split Plan)
- 14x16 Breakfast Room, 12x14 dining Rm.
- Thermal Windows and Doors
- New Wood Floors, Inside Utility Room
- 12x24 Newly Tiled Entertainment Room
- 12x28 Fiberglass Pool, 36 Ft. Covered Lanai Inside Of A 30x36 Screen Enclosure
- Floating Dock, Also a Covered Mooring Dock w/ Sundeck Above. 75 Ft. Seawall
- Side Privacy Fences, Nature View In Back

**DIRECTIONS:** From US 19 and State Rd 54 proceed East To Grand Blvd. Turn Right On Grand Blvd. Continue approx 2 Miles, Turn Left On Riddle Rd. Turn Right on Flotilla Drive. e Home Is On The Left. You May Call Us For Entry To Home.

**SAT. FEB. 27 @ 2PM  
OPEN FROM 1 PM  
SALE HELD ON SITE**

**Additional information available call the auctioneer Peter Spatz 727-863-9200**

**Terms & Conditions:** To bid on REAL ESTATE you must have a picture I.D. and your check book. There is no fee to register. At the Auction, the winning bidder will be required to place a 5% deposit with the escrow agent. Personal checks will be accepted. The balance will be due at closing within 30 days. The seller will pay for & provide a title insurance policy. The buyer will pay for the Documentary Stamps. All Prorations will be as of closing day. A 10% buyers premium will be added to the bid to create the purchase price. All Measurements Approx. Remarks From Podium Supersede Written Info.



# NORTH AMERICA AUCTIONEERS

A Licensed Real Estate Broker 10241 Little Road New Port Richey, Florida 34654