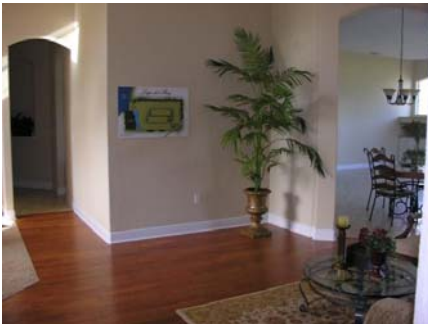


ON SITE LIVE PUBLIC AUCTION

2502 ANDREA LYNN DRIVE, LUTZ, FL.

New 4 Br. 3 Bath 3 Cg. Home



3055 S/F LIVING AREA ON 1/2 ACRE PARCEL
4329 TOTAL S/F UNDER ROOF

- 15x21 Bonus Room Over Garage W/ 8' Ceiling
- 13x21.5 Master Suite Has 10.8 ft. Ceiling ,22x 12 Bath & Closet Area. Granite Vanities ,Garden Tub
- 18X15 Living Room With 12' Ceiling
- 15' Family Room With Gas Fire Place
- Built In Entertainment Center
- Formal Dining Room Has 12' Ceiling
- 2 Bedrooms have "Jack & Jill" Bath
- 4th Bedroom Has Private Bath
- Kitchen Has Granite Tops, Center Island, All S/S Appliances Include Warming Drawer, Wine Chiller, Cook Top, Built-In Microwave And Oven
- Pre Wired For Sound System
- In Wall Pest Control System
- Fully Landscaped w/ Auto Sprinkler System
- Double Pane Windows, Security System

DIRECTIONS: From I75 and SR56 Head West To Light At Collier Pkwy. Head South 1.4 Mi. Turn Rt. On Delores Ann Ct. Turn Left On Andrea Lynn Dr. House Is On Left.

SAT. FEB. 23 @ 11AM
OPEN FROM 9 AM
SALE HELD ON SITE

For more info contact **PETER SPATZ 727-863-9200** or peter@naainfo.com

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 \$5,000 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.



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