

# AUCTION

**SATURDAY, DECEMBER 16<sup>TH</sup> AT 11:00 AM**

**5021 MIDNIGHT PASS ROAD  
SARASOTA (SIESTA KEY), FL 34242**

**HURRY !!!**



**Siesta Key Island Home  
Walk to Siesta Key Beach !!!**



Surprising 3 Bedroom, 3 Bath Island Home, Outstanding Open Floor Plan, Wood and Tile Floors, White Cabinet Kitchen with Breakfast Island and Stainless-Steel Appliances, Master Bedroom Bathroom with Spa / Hydro Massage Tub and Walk-in Closets, Fire / Smoke Detection Integration System, Newer Roof, Covered Front Porch, Covered Balconies, Sun Deck / Patio, Resurfaced Pool, Outdoor Living Space, 2 Car Garage, Fenced Yard, Circular Driveway with Iron Privacy Gates

Living Area : 2,504 SF +/-

Year Built : 1982

Central Heat and Air

Lot Size 11,503 SF / 0.26 Acres+/-

Real Estate Taxes \$ 6,772+/-

Legal Description: BEG NE COR LOT 61 BLK 16 TH S 29 FT TH S-23-26-36-W 11.99 FT TH S -23-10-15-W 10.88 FT TH S-57-39- 35-W 113.4 FT TH N-32-20-25-W 126.99 FT TH N-88-22-50-E 172.83 FT TO POB BLK 16 SIESTA

County of Sarasota, Subdivision: Siesta Beach, Assessor's Parcel ID#81090009



**Winner of 2017 Traveler's Choice Award  
Ranked No. 1 Beach in the USA**

**SAVE \$\$\$**

**AUCTION HELD ON SITE  
INSPECTION ONE HOUR BEFORE AUCTION  
OR BY PRIVATE APPOINTMENT**

**800-262-3050**

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**Terms of Sale :** 5% deposit on day of sale from the highest bidder, can be a personal check. Closing within 30 days of accepted contract. Sale subject to prior sale without further notice. Sale subject to seller confirmation.

Seller will convey a good and marketable title that will be free and clear of all encumbrances and will be insurable by a licensed title insurance company at a regular rate.

Real Estate taxes will be current and prorated to closing.

The above information, while compiled from sources we believe reliable, is not guaranteed accurate and is subject to errors and omissions.

All announcements from the auction block take precedence over printed material. Property is selling "AS IS"- "WHERE IS".

**AUCTION WORLD USA LLC**

**Licensed Real Estate Broker**