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BANK REAL ESTATE FOR SALE

☑ RESIDENTIAL ☐ COMMERCIAL

36 Vacant Lots, 2 Partially Improved Lots, 7 Single Family Residences & 13.48 Acres of Raw Land

Listing Price: $2,907,000

Property Location: SW 306th Terrace and SW 159th Avenue Miami, Florida 33030

Legal Description: Graceland Estates North Lot XX Block XX as recorded in PB 167, Pg. 87 T-22548, in the Public records of Miami-Dade County, Florida. (See Lot and Block on following page). Parcel No. 10-7908-000-0643: The Northwest 1/4 of the Southeast 1/4 of the Southeast ¼ lying Westerly of C-103-1 Canal Right of Way, Section 8, Township 57 South, Range 39 East, Miami-Dade County, Florida, Less the following parcel: Commence at the Southeast corner of said Section, thence run South 89° 12'25" West for a distance of 769.97 feet; thence North 01° 18'05" West for a distance of 439.66 feet; thence Northwesterly along the arc of a curve concave to the West for an arc distance of 166.79 feet, a radius of 260.00 feet and a central angle of 36° 45'15", to the Point of Tangency, thence run North 38° 04'00" West for a distance of 95.97 feet; thence run Northwesterly along the arc of a curve, concave to East, for an arc distance of 145.98 feet, a radius of 340.00 feet and a central angle of 24° 36'00", thence run South 89° 12'44" West, for a distance of 350.85 feet; thence run South 01° 15'33" East for a distance of 207.51 feet; thence run North 89° 18'01" East for a distance of 468.41 feet to the Point of Beginning. Parcel No. 10-7908-000-0570: The Northeast 1/4 of the Southwest 1/4 of the Southeast /4 Section 8, Township 57 South, Range 39 East, Miami- Dade County, Florida.

EQUAL HOUSING LENDER
Member FDIC

Single Family Homes	
Folio #	Lot Size
30-7908-047-0010	6,377
30-7908-047-0020	6,643
30-7908-047-0030	7,249
30-7908-047-0040	7,919
30-7908-047-0050	8,267
30-7908-047-0070	6,488
30-7908-047-0090	6,183

Partially Improved Lots	
Folio #	Lot Size
30-7908-047-0170	6,010
30-7908-047-0180	6,171

Raw Land	
Folio #	Lot Size
10-7908-000-0570	435,600
10-7908-000-0642	151,589

Vacant Lots	
Folio #	Lot Size
30-7908-047-0060	6,936
30-7908-047-0080	6,439
30-7908-047-0100	6,005
30-7908-047-0110	6,000
30-7908-047-0120	7,680
30-7908-047-0130	6,410
30-7908-047-0140	6,417
30-7908-047-0150	6,000
30-7908-047-0160	6,000
30-7908-047-0190	6,345
30-7908-047-0200	6,823
30-7908-047-0210	6,620
30-7908-047-0220	6,280
30-7908-047-0230	6,031
30-7908-047-0240	6,000
30-7908-047-0250	6,000
30-7908-047-0260	6,000
30-7908-047-0270	7,511
30-7908-047-0280	6,553
30-7908-047-0290	7,511
30-7908-047-0300	6,000
30-7908-047-0310	6,000
30-7908-047-0320	6,004
30-7908-047-0330	6,117
30-7908-047-0340	6,333
30-7908-047-0350	6,505
30-7908-047-0360	6,128
30-7908-047-0370	7,315
30-7908-047-0380	17,427
30-7908-047-0390	11,688
30-7908-047-0400	19,796
30-7908-047-0410	9,212
30-7908-047-0420	10,465
30-7908-047-0430	11,232
30-7908-047-0440	11,515
30-7908-047-0450	11,015

Zoning: RU-1MA

Existing Improvements:

Single Family Residences		
# Stories	GLA	Room Count
1	1466	3 Bed / 2 Bath
1	1790	4 Bed / 2 Bath
1	1668	4 Bed / 2 Bath
1	1304	3 Bed / 2 Bath
1	1840	4 Bed / 2 Bath
2	2428	4 Bed / 3 Bath
2	2320	5 Bed / 3 Bath

Please perform your individual due diligence on the subject property via property visitation & research ***prior to contacting the Bank****. Should you wish to speak with a Bank Representative after visiting the property, please send your contact information to* specialassets@totalbank.com.

Subject Photographs: