

601 N. Swinton Avenue Delray Beach, Florida 33444  
THE HISTORIC DISTRICT OF DELRAY BEACH

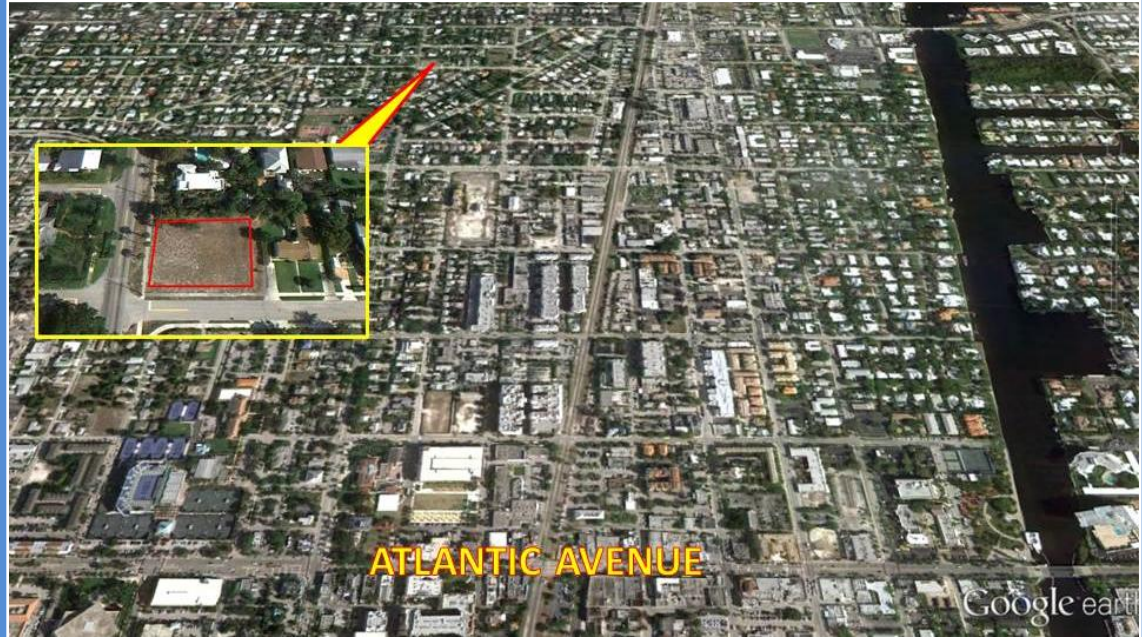
**\$479,000!!**

**OFFERS DUE NOW!!**

**Property Address:**  
601 N. Swinton Ave.  
Delray Beach, FL 33444

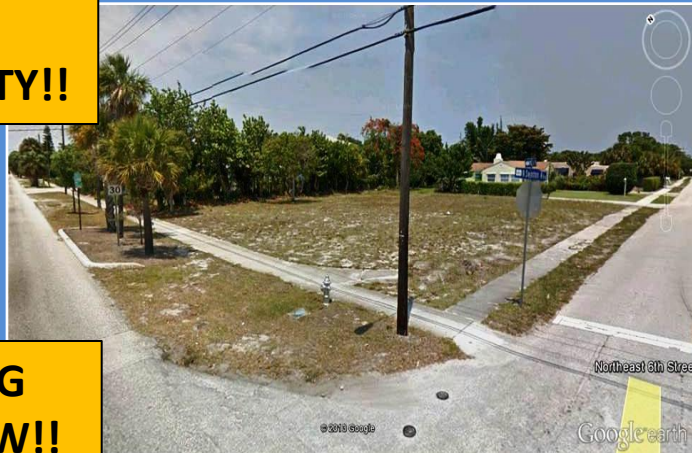
The Seller of this rare corner lot located on Swinton avenue is now accepting **OFFERS!!**

**Contact Information:**  
Manny Gutierrez at  
561-352-9406 or email  
manny@defalco.com



**RARE  
OPPORTUNITY!!**

**ACCEPTING  
OFFERS NOW!!**



**FIRST OFFER AT \$479,000 WINS THE PROPERTY!!**

LOCATED IN THE HISTORIC DISTRICT OF DELRAY BEACH, THIS RARE CORNER LOT IS ONLY SIX BLOCKS FROM ATLANTIC AVENUE!! DON'T MISS YOUR CHANCE TO BUILD YOUR DREAM HOME OR SPEC HOME FOR INVESTORS!! LOT FEATURES 95' OF FRONTAGE AND 100' OF DEPTH.

**DeFalco**  
REAL ESTATE GROUP  
REALTORS AUCTIONEERS CONSULTANTS  
**PublicPricing®**

**PUBLIC PRICING® OPPORTUNITY  
EXCLUSIVE LISTING – BROCHURE**

Florida License: #AB1446 / Auctioneer: #AU1986 / Broker: #BK3003661

[WWW.PUBLICPRICING.COM](http://WWW.PUBLICPRICING.COM)

# Land Full Report

Address: 601 N Swinton Av

MLS#: R3340697

List Price ↑ \$ 479,000



MLS#: R3340697      St: Price Change  
 Area: 4360      GEOArea: PB06  
 Address: 601 N Swinton Av  
 City: Delray Beach  
 County: Palm Beach

Type: LND      Rang. P:  
 Sub Type: S      Orig. LP: \$100,000  
 Zip Code: 33444

Tax ID (Realist): 12434609290020031

Zoning: Osshad  
 AKA:

Subdivision: Del Ida Park	Short Sale: N
Development:	Short Sale Addendum:
Lot Size: 95 x 100	
Lot Front: 95	Depth: 100
Acreage: 0.218	Front Exposure: W
Waterfront: N	WTR Frontage:
Virtual Tour:	

Price/Acre: \$458,505.00	Price/SqFt:	Price/Front Feet: \$0.10
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Legal Desc: Del Ida Park Lot:3 Blk:2

Leaseable SqFt:	HOA: N	# of Parcels: 1
Min Liv SqFt Restr:	Tax Year: 2011	REO: N
Mbrshp Equity:	Tax Amt: \$7,138	Spec Assmt: N
Dir: ATLANTIC AVE TO SWINTON AVE NORT ON RIGHT	Parcel ID2:	

LO: 606589	DeFalco Real Estate Group	561-922-9727	X:	Fx: 561-391-3911
LA: 20019228	Manny Gutierrez	561-352-9406	Primary Phone:561-352-9406	
CLO:				LD: 01/23/13
CLA:				XD: 01/22/15
Compensation: NonRep: 2%	Buyer Agt: 2%	Trans Brk: 2%	Bonus:	
LA E-mail: <a href="mailto:manny@defalco.com">manny@defalco.com</a>	Dual/Var Rate: Y	List Type: ER		
Owner: Withheld		List Off Agency: TRANBK		

**PUBLIC PRICING OPPORTUNITY, OFFERS DUE NOW!! PUBLIC HAS PRICED THIS PROPERTY AT \$479,000!! FIRST CONTRACT AT \$479,000 WINS THE PROPERTY!! FOR MORE DETAILS CALL MANNY GUTIERREZ 561-352-9406. PUBLIC PRICING OPPORTUNITY, OFFERS DUE NOW!! PUBLIC HAS PRICED THIS PROPERTY AT \$479,000!! FIRST CONTRACT AT \$479,000 WINS THE PROPERTY!!**

View:		WtrFrt:
Style: SINGLE FAM, OTHER		Mmbrsh:
Devel: RECORD PLAT		
Bldg Incl:		
Util Avl: ELECTRIC, PUBLIC WATER, MUNIC SWR, CABLE, PHONE LINE	Usage:	
Location: CITY	Plan Use:	
Trees: NONE		
Lot Desc: LT 1/4 ACRE, CORNER LOT, SIDEWALKS, PUBLIC ROADPAVED ROAD	Ut Onsit: PUBLIC WATER, SEWER	
	Soil:	
	Elev:	
Imprvmnts: CLEARED		
Road: PUBLIC, PRIVATE, CTY/CO MAINT		
Misc:		
Avl Document: AERIAL		

Boat Service:

Spec Info:  
 Subdv Info:

Show:	Terms: CASH, CONVENTIONAL	DOM: 54	
Pending Date:	Close Date:	SP: Terms:	CDOM: 54
Sell Office:	Sell Agent:		Byr Orig:
Type of Contingencies:			

**DON'T MISS YOUR CHANCE TO BUILD YOUR DREAM HOME OR SPEC HOME FOR INVESTOR!!**