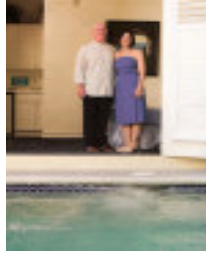


# GRANDEZZA AUCTION !

SUNDAY, JULY 9TH @ 5 PM



## 12557 GRANDEZZA CIRCLE, ESTERO

OPEN HOUSE SUNDAY, JULY 2 & THURSDAY, JULY 6, FROM 4 - 5 PM, AND 1 HOUR PRIOR TO AUCTION

**WILL BE SOLD ABSOLUTE @ \$575,000 BID - MAY SELL FOR LESS !**

**REDUCED \$135,000 FROM PREVIOUS LISTING OF \$710,000 !**

### FEATURES:

- 1) **PREMIER GOLF COURSE GATED COMMUNITY** IN THE FINEST LOCATION!
- 2) THIS **COURTYARD POOL** HOME WAS FEATURED IN NAPLES ILLUSTRATED
- 3) 3 BEDROOMS 3 FULL BATHS, GREAT ROOM STYLE, CROWN MOLDINGS, CERAMIC TILE THROUGHOUT
- 4) KITCHEN HAS DELUXE CABINETS, UPGRADED APPLIANCES AND BREAKFAST BAR
- 5) LARGE MASTER BEDROOM, HIS & HER CALIFORNIA CLOSETS, LUXURIOUS MASTER BATH
- 6) HOME CONTAINS APPROX. **2,400 SQ FT LIVING AREA AND 4,046 SQ FT TOTAL**
- 7) HOME WAS BUILT IN 2004, ONLY LIVED IN ONE YEAR, SHOWS LIKE BRAND NEW CONSTRUCTION
- 8) TOTALLY PRIVATE AND SEPARATE GUEST COTTAGE WITH KITCHEN + BATH, OR CONVERT TO OFFICE
- 9) OVERSIZED LOT WITH LUSH LANDSCAPING AND PANORAMIC VIEWS
- 10) NEAR EVERYTHING - F.G.C.U., MIRAMAR OUTLETS, I-75, TICO ARENA, AIRPORT, WORK, RECREATION

### DIRECTIONS:

CORKSCREW, NORTH ON BEN HILL GRIFFIN PKWAY, 1/4 MILE ON RIGHT IS GRANDEZZA MAIN ENTRANCE, TAKE GRAND OAKE BLVD STRAIGHT AFTER GUARDGATE TO SECOND STOP SIGN, BEAR RIGHT, GRANDEZZA CIRCLE

### TERMS OF SALE:

High bidder must deposit \$25,000 at auction (may be personal check with i.d.). Additional deposit due by 7/12/06 to bring deposit up to 10% of bid price. Balance is due at closing on or before 8/18/06. Property sold AS-IS WHERE-IS. Seller will convey title by warranty deed, clear of all liens and encumbrances. Seller will guarantee clear title. Buyer will pay doc stamps, title insurance, & 2006 real estate taxes and assume utilities assessments, if any (according to our records, all assessments are paid). It is bidder's responsibility to determine property condition and all relevant factors. A bid by any person is proof the bidder understands the conditions of sale and is bound by them. All announcements by the auctioneer on the day of sale take precedence over written material. **Auction held on site. 10% Buyer's Premium.**

### ANY QUESTIONS?

If you have **any** questions about inspections, about financing, about anything !! call us and we'll get you an answer. We **want** you to feel comfortable making a bid; we **don't want** you to miss a good deal for fear of asking a question.

The statements and figures presented herein, while not guaranteed, are secured from sources we believe reliable. .



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