

THE FOREST AUCTION !

SUNDAY, JULY 23RD @ 3 PM



16330 FAIRWAY WOODS DR, UNIT 1701, THE FOREST

OPEN HOUSE SUNDAY, JULY 16 FROM 2PM - 3PM, AND 1 HOUR PRIOR TO AUCTION

WILL BE SOLD ABSOLUTE @ \$265,000 BID - MAY SELL FOR LESS !

REDUCED \$80,000 FROM PREVIOUS LISTING OF \$345,000

FEATURES:

- 1) **COUNTRY CLUB LIVING** AT FOREST COUNTRY CLUB, ONE OF THE FINEST GOLF COURSES!
- 2) **SHOWS LIKE NEW!** - NEWER APPLIANCES, A/C, TILE ROOF, IMMACULATE THROUGHOUT
- 3) 3 BEDROOMS 2 FULL BATHS, **FIREPLACE** AND **WETBAR**
- 4) LIGHT AND AIRY KITCHEN W/UPGRADED APPLIANCES AND PANTRY
- 5) LARGE MASTER BEDROOM, MASTER BATH HAS DUAL SINKS, SEPARATE TUB AND SHOWER
- 6) HOME CONTAINS APPROX. **2,008 SQ FT LIVING AREA AND 2,500 SQ FT TOTAL**
- 7) OVERSIZE SCREENED LANAI WITH BEAUTIFUL VIEW, ALSO HAS 2 CAR GARAGE
- 8) CLUB MEMBERSHIP IS AVAILABLE, BUT NOT MANADATORY
- 9) 24 HOUR GUARD GATE - GREAT CLUBOUSE, EXCELLENT RESTAURANT, BIKE AND JOG PATH
- 10) NEAR EVERYTHING - SCHOOLS, SHOPPING, CHURCHES, WORK, RECREATION, WATER SPORTS

DIRECTIONS:

SOUTH 41 TO THE FOREST ENTRANCE (JUST NORTH OF ISLAND PARK ROAD) - ASK GUARD 4 DIRECTIONS

TERMS OF SALE:

High bidder must deposit \$25,000 at auction (may be personal check with i.d.). Balance is due at closing on or before 8/23/06. 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 assessments, if any (according to Lee County, 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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STUART SILVER, CCIM, LICENSED REAL ESTATE BROKER & AUCTIONEER AU 516

602-B CENTER RD, FT MYERS, FL 33907 239-768-1234 FAX 239-768-1235

Internet Site www.sssrealty.com - email stu@sssrealty.com

