

WATERFRONT AUCTION !

SUNDAY, JULY 9TH @ 1 PM



1827 SW 31TH TERRACE, CAPE CORAL

OPEN HOUSE SUNDAY, JULY 2 & THURSDAY, JULY 6, FROM 12 - 1PM, AND 1 HOUR PRIOR TO AUCTION

WILL BE SOLD ABSOLUTE @ \$465,000 BID - MAY SELL FOR LESS !

REDUCED \$215,000 FROM PREVIOUS LISTING OF \$680,000

FEATURES:

- 1) **GULF ACCESS POOL HOME**, A TROPICAL PARADISE BUILT FOR ENTERTAINING AND FUN!
- 2) **BRAND NEW!** - HANSEN HOMES SLATER MODEL-NEVER LIVED IN-HAS BUILDER'S WARRANTY
- 3) 3 OR 4 BEDROOMS (CONVERT STUDY) 2 FULL BATHS, GREAT ROOM STYLE, HIGH CEILINGS
- 4) KITCHEN HAS UPGRADED APPLIANCES AND COZY BREAKFAST BAR AND NOOK
- 5) LARGE MASTER BEDROOM, WALK-IN CLOSETS, SEPARATE TUB & SHOWER, BEAUTIFUL VIEW OF WATER
- 6) HOME CONTAINS APPROX. **2,036 SQ FT LIVING AREA AND 3,212 SQ FT TOTAL**
- 7) LOVELY CLOUD SHAPED SCREENED POOL, PERFECT FOR POOL PARTIES
- 8) CEMENT SEAWALL, LANDSCAPED 80' X 125' LOT WITH FLORATAM SOD AND SPRINKLERS
- 9) ONE OF THE MOST POPULAR AREAS OF LEE COUNTY - THE SOUTHWEST SECTION OF CAPE CORAL
- 10) NEAR EVERYTHING - SCHOOLS, SHOPPING, CHURCHES, WORK, RECREATION, WATER SPORTS

DIRECTIONS:

CHIQUITA BLVD, WEST ON SW 32 ST, RIGHT ON SW 18 AVE, LEFT ON SW 31TH TERR, HOME ON RIGHT

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 Cape Coral, 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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