

WATERFRONT AUCTION !

SUNDAY, JULY 9TH @ 3 PM



2023 SE 28TH TERRACE, CAPE CORAL

OPEN HOUSE SUNDAY, JULY 2 & THURSDAY, JULY 6, FROM 2 - 3 PM, AND 1 HOUR PRIOR TO AUCTION

WILL BE SOLD ABSOLUTE @ \$650,000 BID - MAY SELL FOR LESS !

REDUCED \$200,000 FROM PREVIOUS LISTING OF \$850,000 !

FEATURES:

- 1) **SAILBOAT GULF ACCESS POOL HOME** WITH A **RIVER VIEW**, SECONDS TO RIVER!
- 2) OWNER SPENT \$75,000 RENOVATING HOME 4 YEARS AGO - IN BEAUTIFUL PRISTINE CONDITION
- 3) 3 BEDROOMS 2 FULL BATHS, GREAT ROOM STYLE, CERAMIC TILE THROUGHOUT
- 4) KITCHEN HAS UPGRADED APPLIANCES AND BREAKFAST BAR AND NOOK
- 5) LARGE MASTER BEDROOM, HIS & HER CLOSETS, DUAL SINKS, BEAUTIFUL VIEW OF WATER
- 6) HOME CONTAINS APPROX. **1,750 SQ FT LIVING AREA AND 3,669 SQ FT TOTAL**
- 7) OVERSIZED SOLAR HEATED SCREENED POOL AND HOT TUB, PERFECT FOR POOL PARTIES
- 8) HUGE DOCK W/TIKI HUT AND 10,000 LB BOAT LIFT, 2 JET SKI LIFT PADS, WIDE CANAL
- 9) CIRCULAR DRIVEWAY, LUSH LANDSCAPING, QUIET NEIGHBORHOOD, MINUTES TO FT MYERS
- 10) NEAR EVERYTHING - SCHOOLS, SHOPPING, CHURCHES, WORK, RECREATION, WATER SPORTS

DIRECTIONS:

DELPRADO TO CORNWALLIS PKWAY, LEFT ON SE 20 AVE, RIGHT ON SE 28 TERR, HOME ON LEFT

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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