

WATERFRONT AUCTION !

SUNDAY, JULY 23RD @ 1 PM



406 NW 6TH PLACE, CAPE CORAL

OPEN HOUSE SUNDAY, JULY 16 FROM 12PM - 1PM, AND 1 HOUR PRIOR TO AUCTION

WILL BE SOLD ABSOLUTE @ \$250,000 BID - MAY SELL FOR LESS !

REDUCED \$90,000 FROM PREVIOUS LISTING OF \$340,000

FEATURES:

- 1) **FRESH WATER** CANAL HOME WITH MILES OF CANALS AND LAKES FOR FISHING AND FUN!
- 2) **BRAND NEW!** - COMES WITH BUILDER'S WARRANTY
- 3) 4 BEDROOMS 2 FULL BATHS, GREAT ROOM STYLE, SOARING CEILINGS W/PLANT SHELVES
- 4) LIGHT AND AIRY WRAP-AROUND KITCHEN W/UPGRADED APPLIANCES AND CENTER ISLAND
- 5) LARGE MASTER BEDROOM, HIS AND HERS WALK-IN CLOSETS, BEAUTIFUL VIEW OF WATER
- 6) HOME CONTAINS APPROX. **1,718 SQ FT LIVING AREA AND 2,477 SQ FT TOTAL**
- 7) OVERSIZE LANAI WITH PLENTY OF ROOM TO ADD POOL
- 8) CEMENT SEAWALL, LANDSCAPED 80' X 125' LOT
- 9) ONE OF THE MOST POPULAR AREAS OF LEE COUNTY - THE NORTHWEST SECTION OF CAPE CORAL
- 10) NEAR EVERYTHING - SCHOOLS, SHOPPING, CHURCHES, WORK, RECREATION, WATER SPORTS

DIRECTIONS:

PINE ISLAND RD, NORTH ON SANTA BARBARA, LEFT ON NW 5 TERR, LEFT ON NW 6 PL, HOME IS ON RIGHT

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 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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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

