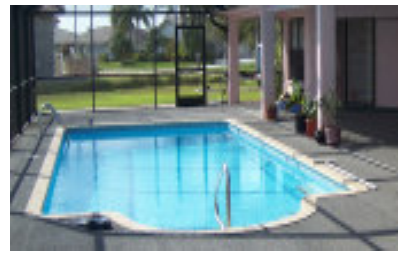


WATERFRONT AUCTION !

SUNDAY, JANUARY 28TH @ 2 PM



5207 SW 5TH PLACE, CAPE CORAL

OPEN HOUSE SUNDAY, JANUARY 21ST FROM 1PM -2PM, AND 1 HOUR PRIOR TO AUCTION

WILL BE SOLD ABSOLUTE @ \$800,000 BID - MAY SELL FOR LESS !

REDUCED \$280,000 FROM PREVIOUS LISTING OF \$1,080,000

FEATURES:

- 1) **8 LAKES SALT WATER** GULF ACCESS LAKEFRONT HOME WITH SCREENED POOL
- 2) **CONTAINS 2 SEPARATE OVERSIZED HOME SITES-** TOTAL APPR 26,500 SQ FT
- 3) HOME HAS 3 BEDROOMS 2 1/2 BATHS, GREAT ROOM STYLE, SOARING CEILINGS
- 4) FORMAL DINING ROOM, BREAKFAST ROOM, OPEN KITCHEN W/UPGRADED APPLIANCES AND PANTRY
- 5) LARGE MASTER BEDROOM W/BEAUTIFUL VIEW OF LAKE
- 6) HOME CONTAINS APPROX. **2,354 SQ FT LIVING AREA, AND 5,234 SQ FT TOTAL**
- 7) HUGE LANAI AND POOL AREA - MADE FOR ENTERTAINING AND LARGE PARTIES
- 8) CEMENT SEAWALL, BEAUTIFULLY LANDSCAPED DOUBLE HOMESITE LOT, CIRCULAR DRIVEWAY
- 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:

CAPE CORAL PKWAY, SOUTH ON PELICAN BLVD, RIGHT ON SW52 ST, LEFT ON SW5 PL, HOME IS ON CORNER

TERMS OF SALE:

High bidder must deposit \$25,000 at auction (may be personal check with i.d.). Additional deposit due by 1/31/07 to bring deposit up to 10% of bid price. Balance is due at closing on or before 3/15/07. 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, & 2007 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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