

WATERFRONT AUCTION !

SUNDAY, JANUARY 28TH @ 1 PM



602 MOHAWK PARKWAY, CAPE CORAL

OPEN HOUSE SUNDAY, JANUARY 21ST FROM 12PM - 1PM, AND 1 HOUR PRIOR TO AUCTION

WILL BE SOLD ABSOLUTE @ \$400,000 BID - MAY SELL FOR LESS !

REDUCED \$300,000 FROM PREVIOUS LISTING OF \$700,000

FEATURES:

- 1) **SALT WATER** GULF ACCESS CANAL HOME WITH SCREENED POOL AND GAZEBO
- 2) **SHOWS BRAND NEW!** - BUILT IN 2002, COMES WITH 1 YR HOME WARRANTY
- 3) 4 BEDROOMS 2 FULL BATHS, GREAT ROOM STYLE, SOARING CEILINGS W/LIGHTED PLANT SHELVES
- 4) GRANITE COUNTERTOPS IN KITCHEN W/UPGRADED APPLIANCES AND CENTER ISLAND
- 5) LARGE MASTER BEDROOM, HIS AND HERS WALK-IN CLOSETS, WALK IN SHOWER, JETTED TUB
- 6) 17" CERAMIC TILE, BERBER CARPETS, SURROUND SOUND, GOOD CENTS ENERGY PACKAGE
- 7) HOME CONTAINS APPROX. **2,336 SQ FT LIVING AREA, AND 3,839 SQ FT TOTAL**
- 8) OVERSIZE LANAI WITH SALT-WATER LOW MAINTENANCE HEATED POOL & SPA AND WATERFALL
- 9) CEMENT SEAWALL, BEAUTIFULLY LANDSCAPED 80' X 125' LOT WITH MATURE VEGETATION
- 10) ONE OF THE MOST POPULAR AREAS OF LEE COUNTY - THE SOUTHWEST SECTION OF CAPE CORAL
- 11) NEAR EVERYTHING - SCHOOLS, SHOPPING, CHURCHES, WORK, RECREATION, WATER SPORTS

DIRECTIONS:

CAPE CORAL PKWAY, NORTH ON PELICAN BLVD, LEFT ON MOHAWK PKWAY, HOME IS ON LEFT

TERMS OF SALE:

High bidder must deposit \$10,000 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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