

RIVERFRONT AUCTION !

SUNDAY, NOVEMBER 7 TH @ 1:00 PM



3607 SE 21ST PLACE, CAPE CORAL

OPEN HOUSE SUNDAY, OCTOBER 31ST FROM 12 - 1, AND 1 HOUR PRIOR TO AUCTION

WILL BE SOLD ABSOLUTE @ \$899,900 BID - MAY SELL FOR LESS !

FEATURES:

- 1) RIVERFRONT POOL HOME, A TROPICAL PARADISE BUILT FOR ENTERTAINING AND FUN!
- 2) TOTALLY RENOVATED - NEW TILE ROOF, WINDOWS, FLOORS, DOORS, ELECTRIC & PLUMBING
- 3) **REDUCED \$400,000 FROM PREVIOUS LISTING OF \$1,300,000**
- 4) 4 BEDROOMS 3 FULL BATHS, TRAVERTINE MARBLE FLOORS, GREAT ROOM STYLE
- 5) GOURMET KITCHEN WITH PROFESSIONAL APPLIANCES, GRANITE COUNTERTOPS, BREAKFAST BAR
- 6) LARGE MASTER BEDROOM WITH WALK-IN CLOSETS, SEPARATE BATH AND SHOWER
- 7) HOME CONTAINS **2,808 SQ FT LIVING AREA AND 6,555 SQ FT TOTAL**
- 8) **FREE STANDING OFFICE/APARTMENT FOR WORK OR GUEST QUARTERS RECENTLY ADDED**
- 9) OVERSIZED DOUBLE HEATED POOL, WATERFALL, SPA, HUGE COVERED ENTERTAINMENT AREA
- 10) BEAUTIFULLY LANDSCAPED OVERSIZED 84' X 205' LOT, OVERSIZED DOCK AREA, GORGEOUS VIEWS
- 11) 2003 REAL ESTATE TAXES APPROX \$8090 W/HOMESTEAD, ALL ASSESSMENTS PAID
- 12) NEAR EVERYTHING - SCHOOLS, SHOPPING, CHURCHES, WORK, RECREATION, WATER SPORTS

DIRECTIONS:

DEL PRADO, EAST ON SAVONA PKWAY, LEFT ON SE 21ST PL. HOME IS NEXT TO LAST ON RIGHT.

TERMS OF SALE:

High bidder must deposit \$25,000 at auction (may be personal check with i.d.). Additional deposit due by 11/10/04 to bring deposit up to 10% of bid price. Balance is due at closing on or before 12/7/04. 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, & 2004 real estate taxes and assume utilities assessments, if any (according to Cape Coral, all assessments are paid). Dock permit pending. 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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