

WATERFRONT AUCTION !

SUNDAY, APRIL 2ND @ 1:00 PM



5123 SW 13TH AVENUE, CAPE CORAL

OPEN HOUSE SUNDAY, MARCH 26TH FROM 12 - 1, AND 1 HOUR PRIOR TO AUCTION

WILL BE SOLD ABSOLUTE @ \$750,000 BID - MAY SELL FOR LESS !

FEATURES:

- 1) **SAILBOAT ACCESS POOL HOME**, A TROPICAL PARADISE BUILT FOR ENTERTAINING AND FUN!
- 2) TOTALLY RENOVATED - NEW ROOF, KITCHEN, BATHS, FLOORS, ELECTRIC & PLUMBING
- 3) **REDUCED ALMOST \$150,000 FROM PREVIOUS LISTING OF \$899,900**
- 4) 3 BEDROOMS 2 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, BEAUTIFUL VIEW OF WATER
- 7) ALL BEDROOMS HAVE WALK-IN CLOSETS, NEW CARPET
- 8) HOME CONTAINS APPROX. **1,739 SQ FT LIVING AREA AND 3,738 SQ FT TOTAL**
- 9) OVERSIZED SOLAR HEATED **POOL**, COMPLETELY TILED, PERFECT FOR POOL PARTIES
- 10) BEAUTIFULLY LANDSCAPED 80' X 125' LOT, OVERSIZED DOCK AREA, 10,000LB BOAT LIFT
- 11) 2005 REAL ESTATE TAXES APPROX \$7787 WITHOUT HOMESTEAD, ALL ASSESSMENTS PAID
- 12) NEAR EVERYTHING - SCHOOLS, SHOPPING, CHURCHES, WORK, RECREATION, WATER SPORTS

DIRECTIONS:

CAPE CORAL PKWAY, SOUTH ON CHIQUITA, LEFT ON SW 50TH ST, FOLLOW AROUND TO SW13TH AVE

TERMS OF SALE:

High bidder must deposit \$25,000 at auction (may be personal check with i.d.). Additional deposit due by 4/5/06 to bring deposit up to 10% of bid price. Balance is due at closing on or before 5/15/06. 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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