

WATERFRONT AUCTION !

SUNDAY, APRIL 23RD @ 1:00 PM



1441 SE 13TH STREET, CAPE CORAL

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

WILL BE SOLD ABSOLUTE @ \$500,000 BID - MAY SELL FOR LESS !

FEATURES:

- 1) **GULF ACCESS, SALT WATER** COURTYARD POOL HOME ON 100 FT WIDE CANAL!
- 2) BUILT IN 2000, SHOWS LIKE NEW, HAS 14x39 ADDITIONAL MOTORHOME GARAGE
- 3) **REDUCED \$176,000 FROM PREVIOUS LISTING OF \$676,000**
- 4) 3 BEDROOMS 3 FULL BATHS, CERAMIC TILE THROUGHOUT, GREAT ROOM STYLE
- 5) GOURMET KITCHEN WITH CORIAN COUNTERTOPS, BREAKFAST BAR, DELUXE APPLIANCES
- 6) LARGE MASTER BEDROOM WITH WALK-IN CLOSET, BEAUTIFUL VIEW OF WATER
- 7) COMPLETELY DETACHED GUEST QUARTERS INSIDE COURTYARD
- 8) HOME CONTAINS APPROX. **1,961 SQ FT LIVING AREA AND 3,912 SQ FT TOTAL**
- 9) HEATED POOL, TOTALLY PRIVATE, UPGRADES GALORE INSIDE AND OUTSIDE HOME
- 10) OVERSIZED 80' X 145' LOT, LARGE DOCK AREA WITH BOAT LIFT
- 11) 2005 REAL ESTATE TAXES APPROX \$3,640 WITH HOMESTEAD, ALL ASSESSMENTS PAID
- 12) NEAR EVERYTHING - SCHOOLS, SHOPPING, CHURCHES, WORK, RECREATION, WATER SPORTS

DIRECTIONS:

TAKE DEL PRADO, HEAD WEST ON SE 13TH ST, HOME IS ON RIGHT SIDE ABOUT 1/2 BLOCK DOWN

TERMS OF SALE:

High bidder must deposit \$25,000 at auction (may be personal check with i.d.). Additional deposit due by 4/26/06 to bring deposit up to 10% of bid price. Balance is due at closing on or before 5/23/06. 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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