

# CONDOMINIUM AUCTION

## 'PALM HARBOR' ON FORT MYERS BEACH

170 LENELL RD #304, FORT MYERS BEACH, FL 33931

SATURDAY, DECEMBER 7TH, 2013

BIDDERS WELCOMED AT 9:00AM WITH AUCTION PROMPTLY AT 10:00AM

AUCTION LOCATION:

HAMPTON INN AND SUITES

10611 CHEVROLET WAY, ESTERO, FLORIDA 33928



### EVENT DETAILS

THE PROPERTY WILL BE AVAILABLE FOR PREVIEW ON DECEMBER 3RD, 2013 FROM 11:00AM TO 1:00PM. FOR A PERSONALIZED SHOWING OR ANY QUESTIONS AND DETAILS ABOUT THE PROPERTY PLEASE CALL THADDEUS DEITRIECH AT 239-463-9277.

### PROPERTY HIGHLIGHTS

MAKE PALM HARBOR YOUR DESTINATION FOR COMFORT AND SCENIC SURROUNDINGS. WATCH THE MANATEE SWIM FROM THIS IMMACULATELY MAINTAINED RESIDENCE WITH CORNER LOCATION OVERLOOKING INTERSECTING CANALS, COMMUNITY POOL AREA AND FISH TALE FULL SERVICE MARINA. ENJOY THIS SPACIOUS FLOOR PLAN WITH PICTURE WINDOWS, HIGH CEILINGS, AND SCREENED BALCONY. WALK TO THE SHOPS AND MANY FINE EATERIES OF SANTINI PLAZA. ONE ASSIGNED UNDERBUILDING SECURED PARKING SPOT. BEAUTIFUL NEW PAVER BRICK DRIVEWAY BEING INSTALLED AT BOTH BUILDINGS. ATTN: BOATERS/FISHERMAN- ONLY MINUTES TO THE GULF OF MEXICO BY BOAT. FISH TALE MARINA OFFERS CHARTER FISHING BOATS AND PLEASURE CRAFT RENTALS, BAIT AND MUCH MORE.

### TERMS AND CONDITIONS

**MINIMUM OPENING BID:** \$300,000.00

THIS PROPERTY WILL BE SOLD WITH RESERVE. THE MINIMUM OPENING BID IS THE AMOUNT THAT STARTS THE BIDDING WHICH PROMOTES OPEN AND COMPETITIVE BIDDING.

#### ADVANCED BIDDER REGISTRATION:

ALL BIDDERS MUST BE PREQUALIFIED TO BID LIVE AND OR ONLINE AND PRESENT A \$25,000.00 EARNEST MONEY DEPOSIT. ALL DEPOSITS MUST BE MADE BY WIRE TRANSFER NO LATER THAN **72** HOURS PRIOR TO THE DAY OF AUCTION. ALL DEPOSITS WILL BE MAINTAINED BY THE BROKER'S ESCROW AGENT. LETTERS OF CREDIT ARE REQUIRED TO REGISTER AND **MUST** BE VERIFIABLE WITH YOUR FINANCIAL INSTITUTION.

REGISTERED BIDDERS MUST SIGN AN ACKNOWLEDGEMENT THAT THEY RECEIVED A COPY OF THE TERMS AND CONDITIONS ON THE DAY OF AUCTION. A DETAILED COPY OF THE TERMS AND CONDITIONS FOR THE AUCTION CAN BE FOUND ON [WWW.PARADISEREALTYSWFL.COM](http://WWW.PARADISEREALTYSWFL.COM) WEBSITE UNDER THE UPCOMING AUCTIONS. BY PLACING A BID AT THIS AUCTION YOU DO HEREBY AGREE TO THE TERMS AND CONDITIONS OF THIS AUCTION. A PRELIMINARY SAMPLE CONTRACT FOR THIS PROPERTY CAN BE REVIEWED ON THE WEBSITE. FOR CONTRACT QUESTIONS OR REVIEW PLEASE CONTACT THADDEUS DEITRIECH AT 239-463-9277.

#### BUYER'S PREMIUMS:

A BUYER'S PREMIUM OF 10% WILL BE APPLIED TO THE FINAL BID PRICE. FOR ONLINE BIDDERS A BUYER'S PREMIUM OF 11% WILL BE APPLIED TO THE FINAL BID PRICE. THE BUYER'S PREMIUM IS AN ADDITION TO THE FINAL HIGH BID PRICE AND WILL BE PAID TO THE LISTING BROKER. THE SELLER DOES **NOT** ALLOW FOR ANY FINANCING CONTINGENCY.

#### ESCROW DEPOSITS AND CLOSING:

UPON BECOMING THE HIGHEST AND BEST BIDDER ON THE PROPERTY, THE BIDDER WILL IMMEDIATELY ENTER INTO A CONTRACT FOR SALE AND PURCHASE ON SAID REAL ESTATE. A REMAINDER BALANCE OF A 10% EARNEST MONEY DEPOSIT WILL BE REQUIRED AT CONTRACT. IF YOU ARE NOT THE HIGH BIDDER ON THE PROPERTY YOUR DEPOSIT WILL BE RETURNED WITHIN 3 BUSINESS DAYS OF AUCTION. **PLEASE DO NOT** ENTER INTO THE BIDDING PROCESS IF YOU DO NOT HAVE THE ABILITY TO TRANSACT ON THE LISTED ASSET. IF A WINNING BIDDER CANNOT OR WILL NOT ENTER INTO THE CONTRACT FOR SALE AND PURCHASE OF SAID REAL ESTATE, THEY WILL FORFEIT THEIR BIDDER REGISTRATION DEPOSIT. THE CLOSING ON THIS REAL ESTATE IS TENTATIVELY SCHEDULED FOR CLOSING TO BE HELD 30 DAYS FROM THE DATE OF AUCTION. CLOSING AND WIRING DETAILS AND INSTRUCTIONS ARE AVAILABLE ON [WWW.PARADISEREALTYSWFL.COM](http://WWW.PARADISEREALTYSWFL.COM) WEBSITE UNDER UPCOMING AUCTIONS. THE FINAL CONTRACT WILL BE AVAILABLE FOR REVIEW ON THE DAY OF THE AUCTION.

#### BUYER'S RESPONSIBILITIES:

IT IS THE RESPONSIBILITY OF PROSPECTIVE BIDDERS TO INSPECT ALL PROPERTIES AND DECIDE THEIR LEVEL OF INTEREST. BIDDERS ARE ENCOURAGED TO INVESTIGATE ALL ASPECTS OF THE PROPERTY THEY MAY BE INTERESTED IN BIDDING ON, INCLUDING BUT NOT LIMITED TO, PHYSICAL AND LEGAL CONDITION. THE BROKER AND OR SELLER ARE NOT RESPONSIBLE FOR THE ACCURACY OF ANY PRINTED, WRITTEN OR VERBAL DESCRIPTION. ALL PRINTED MATERIALS ARE FOR INFORMATIONAL PURPOSES ONLY. POTENTIAL BIDDERS ARE ENCOURAGED TO CONDUCT THEIR OWN DUE DILIGENCE AND SEEK LEGAL ADVICE IN ANY REAL ESTATE TRANSACTION. **ALL** SALE DAY ANNOUNCEMENTS WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY ADVERTISED MATERIALS. POTENTIAL BUYER'S, PLEASE BE ADVISED THAT THIS UNIT HAS RENTALS SCHEDULED FOR 2014. A POTENTIAL BUYER MUST HONOR ALL RENTAL CONTRACTS THAT ARE IN PLACE. **THE REAL PROPERTY IS SOLD "AS IS" WITH NO IMPLIED OR EXPRESSED WARRANTY. ALL ASSETS ARE SOLD WITH ALL FLAWS AND DEFECTS.**

IF YOU HAVE ANY QUESTIONS CONCERNING THE PROPERTY, CALL THADDEUS DEITRIECH AT 239-463-9277 OR EMAIL AT [THADDEUS@DABEACH.COM](mailto:THADDEUS@DABEACH.COM). IF YOU HAVE ANY QUESTIONS CONCERNING THE AUCTION PROCESS, PLEASE CALL BRETT BAUGH AT 239-738-6237 OR EMAIL AT [BRETT@DABEACH.COM](mailto:BRETT@DABEACH.COM). SEE YOU AT THE AUCTION!



PARADISE REALTY OF SOUTHWEST FLORIDA, LLC

JOE JAMIESON LICENSED REAL ESTATE BROKER

BRETT BAUGH PROJECT MANAGER AND SALES ASSOCIATE

450 OLD SAN CARLOS BLVD #101

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