

3 ABSOLUTE AUCTIONS

NO MINIMUM • NO RESERVE



*Sea
Island*

• GEORGIA •

November 1st at 3pm



*St.
Marys*

• GEORGIA •

November 2nd at 3pm



*Amelia
Island*

• FLORIDA •

November 3rd at 2pm

Come Prepared to Bid & Buy!™

877.562.8214

GrandEstatesAuction.com


GRAND ESTATES
AUCTION COMPANY®

Sea Island

• WATERFRONT OPULENCE •



Pool Area with Outdoor Kitchen

Since 1928, residents of Sea Island have appreciated and enjoyed an exclusive lifestyle. With 50,000 acres of private, unspoiled land, centering around the astonishing Cloister and Grand Lodge, it is encompassed by salt marshes, dunes, antebellum oaks, rivers, and five miles of private unspoiled beach. The community offers world-class golf courses, one of America's oldest shooting schools, a nearby private airstrip for aviation enthusiasts, the Sea Island Stables, Yacht Club, Beach Club, superb dining, plus countless social events. Full-service state of the art spa facilities at The Cloister Spa are just a few of the Forbes Five-Star amenities.



Sunset View from Property

This private waterfront estate on Sea Island is a true gem offering stunning luxurious finishes and peaceful sunset water views to the west. The interior is artfully crafted with the most opulent materials of marble, granite, limestone, designer wall coverings, gold plated fixtures, crystal, leaded glass and more.



PROPERTY FEATURES

- Marshfront Property in Gated Sea Island Community
- 5 Bedrooms, 7 Full Baths + 2 Half Baths with 2 Car Garage
 - Gourmet Kitchen with Double Sub-Zero, Warming Drawers, Granite Countertops, Limestone Flooring, Breakfast Area, Butler's Pantry and Keeping Room with Fireplace
- Master Suite with His & Her Spa Bathrooms, Morning Kitchen, Wet Bar, Balcony, 2 Walk-in Closets & Office Area
- Ensuite Guest Rooms with Walk-in Closets, Morning Kitchens and Outdoor Living Areas
- Guest Apartment with Kitchenette & Private Entrance
 - Library, His & Her Offices, Silver Room with Safe
- Dock with Ocean Access, Entertainment Patio with Pool, Outdoor Kitchen & Fireplace, 2 Greenhouses, Formal Rose Garden and Outdoor Misting System for Pest Control

To visit this spectacular estate, please refer to the viewing schedule on page 9.



The Master Suite



Gourmet Kitchen



Living Room with Water Views



Sitting Room with Patio Access

St. Marys

• RIVERFRONT LUXURY •



Imagine the perfect retreat for your friends and family and you'll find yourself tucked away in this private gated estate in St. Marys, Georgia. Explore endless activities in a welcoming town and return to the expansive estate situated on over 4 acres of beautifully landscaped property. Upon entering the grounds, you will be surrounded by 100+ year old Spanish moss draped oak trees, citrus trees and 200 feet of water frontage. Views of the Crooked River can be enjoyed from nearly every room of this grand estate, though the best place for watching sunsets and jumping dolphins is from the rooftop deck of the boathouse which is fully equipped with a party room and dock. Plenty of living space awaits you inside the home while marble flooring, mahogany detailing and crystal lighting fixtures come together to present a truly magnificent home. Unique spaces include the game room with wet bar for ten, grand entry with piano space and two mother-in-law suites with full kitchens and bathrooms, all sure to please those with the most demanding taste. Don't miss the opportunity to own this incredible estate!



Boathouse with Dock & Rooftop Deck

PROPERTY FEATURES

- 8 Bedrooms, 8 Full Baths + 2 Half Baths
- Two Attached 2 Car Garages & One Detached 4 Car Garage
- 4.77± acres of 100+ Year Old Oak Trees with Spanish Moss
 - 200 feet of Deep Water Frontage on the Crooked River
- 3,220 sq. ft. Boathouse and Party Room with Rooftop Deck
- Concrete Floating Dock with Mooring for Two 40 foot Boats
- 1 Automatic Boatlift, 2 Jet-ski Lifts, Live Well & Boat Ramp
 - Gourmet Chef's Kitchen with Stainless Appliances
- Gentleman's Quarters with Gameroom and Full Service Bar
 - 2 Mother-in-law Suites with Full Kitchens and Baths

To visit this riverfront estate, please refer to the viewing schedule on page 9.



Formal Living Room



Family Room



Gourmet Kitchen



Master Suite



Gentleman's Quarters



Amelia Island

• PLANTATION LIVING •

Become part of the most exclusive golf community in the beautiful town of Amelia Island, Florida. The Omni Amelia Island Plantation offers endless amenities on over 1500 acres, from the private golf course to the spa, salon and shopping village, all sure to satisfy the demands of your lifestyle. Enjoy tee time at one of three professional golf courses or a game of tennis at one of 23 courts shaded by majestic live oak trees.

After a day of activities, come home to this impressive 4 story retreat overlooking the 9th tee of the Ocean Links Golf Course. This custom residence was designed with outdoor living in mind as each level offers expansive lanais while an outdoor kitchen and Infinity Edge pool provide the perfect place to relax and entertain. The interior of the home is ideal for both comfortable and luxurious living with soft colors and dazzling ocean views.



Family Room



Outdoor Entertaining Kitchen

PROPERTY FEATURES

- 4 Bedrooms, 5 Full Baths + 1 Half Bath
- Located in Gated Community only 500 feet from the Beach
- Gourmet Kitchen with Professional Appliances and Wine Bar
 - Covered Lanais at all Floors with Outdoor Kitchen off of Second Floor Great Room
 - Elevator Servicing all 4 Floors
- Heated and Cooled Infinity Edge Pool with Two Waterfalls and Adjacent Spa with Waterfall, Travertine Tile Deck, Refrigerator & Buffet Area
- Kohler Generator, Interior Sprinkler System, E-Smart Whole Home Audio/Video system, CentraLite Touch Lighting, 4 Camera Whole House Security System & Pet Stop System
 - 3 Car Garage with Built-in Storage and Golf Cart Area

To see this exquisite estate, please refer to the viewing schedule on page 9.



Gourmet Kitchen



Master Suite



Master Bathroom

The Master Suite

Escape to the third floor of this stunning home and find yourself in the serene master suite, fully equipped with His and Hers walk-in closets and breakfast bar with Sub-Zero refrigerator. Enjoy water views from either of the two private balconies, relax with a book in the sitting area or enjoy a workout in the exercise area.

The master bathroom is a wonderful place to unwind with high end finishes including a European double shower, separate double vanities, a dedicated makeup area and two private water closets. Access to the private porch is ideal for cooling off with ocean breezes after a soak in the Jacuzzi tub.

AUCTION INFORMATION

WHY AN AUCTION?

The seller has determined that the most cost-effective method of selling this grand estate on a timely basis is to offer it for sale at absolute auction. An auction allows the seller to avoid the costs and length of time associated with a conventional marketing program. Therefore, the auction will be your only opportunity to purchase this estate at your own price.

OFFERING METHOD & REMOTE BIDDING

Three estates will be auctioned absolute - no minimum, no reserve. Live, on-site bidding will be held at the homes. Phone or absentee remote bidding arrangements can be made for those interested parties who will not be able to attend. Please contact our office for further details at 1-877-562-8214 or 704-529-0026.

AUCTION REGISTRATION & TERMS

To register to bid, a certified check made payable to the bidder or personal check along with bank letter of guarantee will be required. Please contact Grand Estates for instructions to use the bank letter method. A ten percent (10%) down payment will be due immediately after being declared the buyer. The registration fee is applied against the ten percent down payment. The balance is due in cash at closing within 30 days. You may register to bid at any time during preview or on auction day. Bidding begins promptly at designated auction time. All registration forms must

be completed and proof of funds necessary for entry must be in hand one half hour prior to the start of designated auction or entry may be denied. It is recommended that you arrive 45 minutes prior to auction.

PROPERTY PURCHASE PACKAGE

An extensive Property Purchase Package™ (PPP™) has been prepared to assist the buyers in evaluating and bidding on this property. The PPP™ is available for \$75 (Visa/Mastercard/AMEX accepted), which includes express delivery. To receive a PPP™ please call our office at 1-877-562-8214 or 704-529-0026.

BUYER'S PREMIUM

A Buyer's Premium will be added to the winning bid price for the property to arrive at the total contract price paid by the purchaser(s). Please refer to the viewing schedule on page 9 for additional details.

BROKER PARTICIPATION

Up to a 3% commission will be paid to any properly licensed Buyer Broker who registers a successful buyer according to the Buyer Broker guidelines. To obtain these guidelines, contact the Auction Information Office at 1-877-562-8214 or 704-529-0026.

VIEWING SCHEDULES

*Sea Island, GA**

THURSDAY October 27th 6:30pm - 8pm Evening Reception

FRIDAY October 28th 10:30am - 2:30pm

SATURDAY October 29th 10:30am - 2:30pm

SUNDAY October 30th Noon - 3pm

MONDAY October 31st 1pm - 4pm

TUESDAY November 1st Noon - 2:30pm

AUCTION - TUESDAY November 1st at 3pm

Registration Fee \$100,000 • Buyer's Premium 7.5%

St. Marys, GA

SATURDAY October 29th 11am - 3pm

SUNDAY October 30th Noon - 3pm

MONDAY October 31st Noon - 4pm

TUESDAY November 1st Noon - 4pm

WEDNESDAY November 2nd Noon - 2:30pm

AUCTION - WEDNESDAY November 2nd at 3pm

Registration Fee \$50,000 • Buyer's Premium 7.5%

*Amelia Island, FL**

SUNDAY October 30th 1pm - 4pm

MONDAY October 31st 11am - 3pm

TUESDAY November 1st 11am - 3pm

WEDNESDAY November 2nd 11am - 3pm

THURSDAY November 3rd 11am - 1:30pm

AUCTION - THURSDAY November 3rd at 2pm

Registration Fee \$50,000 • Buyer's Premium 10%

**This home is located in a gated community. Please contact us for gate access.*




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AUCTION COMPANY®

3 ABSOLUTE AUCTIONS

NO MINIMUM • NO RESERVE



SEA ISLAND, GA
November 1st at 3pm



ST. MARYS, GA
November 2nd at 3pm



AMELIA ISLAND, FL
November 3rd at 2pm

Actual Property Views

GRAND ESTATES AUCTION COMPANY®

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3 ABSOLUTE AUCTIONS

SEA ISLAND, GA WATERFRONT
3PM Tuesday, November 1st, 2011

ST. MARYS, GA WATERFRONT
3PM Wednesday, November 2nd, 2011

AMELIA ISLAND, FL GOLF PLANTATION
2PM Thursday, November 3rd, 2011

America's #1 Luxury Real Estate Auction Company

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