

Conch Key Oceanfront Home

Beautiful 3/3 Home with Private Dock

Public Auction

BY ORDER OF OWNER



62900 Overseas Hwy #33, Conch Key, FL

AUCTION DATE: FEBRUARY 12th - 1PM

Experience the solitude and relaxation of your tropical getaway in the Florida Keys.

Yes, Conch Key—and on the Atlantic Ocean side—will lull you into a vacation experience like no other. This is a great getaway home for you and family and friends.

This 3 Bedroom, 3 Bath luxury oceanfront home is truly a boater's paradise...with a 100 ft + pier and dock with a 16,000 lb. boat lift, you are minutes away from some of the best fishing in the US. In fact, Marathon Key, the Sports-Fishing Capital of America is just minutes from your doorstep.

Grill your "catch" on the veranda or in the gourmet kitchen, it's your choice! Imagine the relaxation of sitting on the third-floor veranda overlooking the crystal-blue waters of the Florida Keys. Sailboats and dolphins abound in front of your very eyes while you sip on a glass of wine or other beverage of your choice. Above all, the view will be spectacular.

Built in 2007, with hurricane construction designed to withstand winds up to 175 MPH (Cat. 5), this lovely Keys property will lower anyone's blood pressure the moment they arrive at the property.

For Information Call
Rich Henderson
786.556.8898
Tony Pando
305.794.2226

For Additional Information go to: www.auctionforce.com/conchkey



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ESSENTIAL AUCTION INFORMATION

DIRECTIONS: Take Rt. 1 South just past Mile Market 63, Conch Key, make left and first right, follow the street around. The property will be on your right.

REAL ESTATE ONLY PREVIEWS: January 15, 16, 11:00 AM to 2:00 PM; and One Hour prior to Auction.

AUCTION DATE: Auction will be held on site at 1:PM on FEBRUARY 12

REAL ESTATE DEPOSIT REQUIREMENTS: A CASHIER'S CHECK ONLY DEPOSIT OF \$25,000 MADE PAYABLE TO TITLE ONE, LLC ESCROW ACCOUNT, WILL BE REQUIRED ON THE DAY OF AUCTION TO REGISTER AND BID ON THE PROPERTY.

An additional deposit, in the form of a personal check, to bring the total deposit to equal 10% of the Total Contract Price must be made on the Day of Auction. **NO EXCEPTIONS PLEASE.**

REAL ESTATE CLOSING: Balance of the purchase price is due at closing which shall be on or before 60 days after owner approval.

BROKER PARTICIPATION: Log on to www.Auctionforce.com for Broker Registration Information or call 305.494.4101 to request a form.

REAL ESTATE CONDITIONS: A 10% Buyer's Premium will be added to the final bid and included in the contract price. This Fully-furnished property will be sold in "AS -IS / WHERE IS" condition. All information in this brochure was derived from sources believed correct, but is not guaranteed. All property dimensions are only approximations. Buyers shall rely entirely on their own information, judgment and inspection of the property and records. All announcements made from the Auction block will take precedence over any previously printed material or any other statements made. The Auctioneer represents the Seller in this Real Estate transaction. Seller shall provide a copy of prior Title Insurance Policy or a Title Insurance Commitment. Seller will deliver property at closing 'free and clear of liens and encumbrances'. Buyer will pay all closing costs.

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Property Highlights:

- 3 Bedroom, 3 Bath home with ocean views from every room.
- Kitchen has granite counter tops, hard wood cabinets, stainless steel appliances and extra large fridge/freezer, wine cooler, and gas range.
- 3 custom baths with high-end fixtures and finishes
- Pier and Dock extends 110 feet from property waterline.
- Dockage draft 4 1/2 ft. minimum at low tide.
- 16,000 pound boat lift capacity
- Boat ramp across Overseas Highway # 1 on the Bayside
- No Mangroves to block view
- Most power boats and some sailboats have access
- Fishing off of the dock is permissible
- The Keys first reef is 4+- mile offshore—snorkeling abounds
- Category 5 hurricane construction (175 mph winds)
- 12 ft elevation for flood protection
- Hurricane shutters and impact resistant windows throughout.
- Extra entertainment room on ground level
- All Furniture and Furnishing included.

*A Magnificent property
for those who want a piece of paradise!*

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Private Dock with Boat Lift



Atlantic Ocean



Gourmet Kitchen



Double Sized Refrigerator/Freezer



Living Room



Dining Room

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Laundry Room



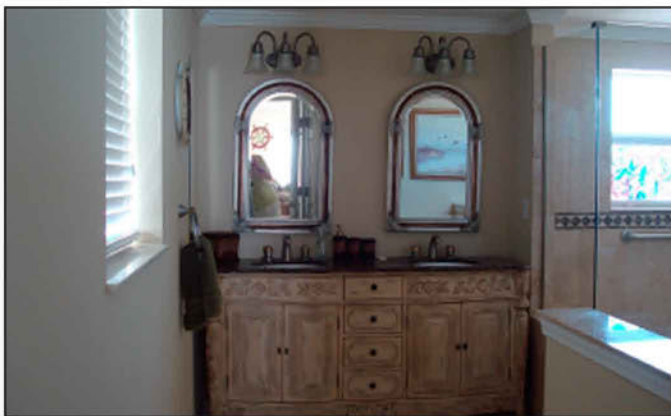
Bedroom No. 3



View From Master Bedroom



Master Bedroom



On-suite Master Bath



Bedroom No. 2

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