

# Pinecrest Estate Home

Beautifully Renovated 4 Bed/3 Bath - 4200sf Home on 1 Acre

BY ORDER OF OWNER

## PUBLIC AUCTION

### MARCH 31-12:00 NOON



6295 SW 106th Street, Pinecrest, Florida 33156

**T**his One Acre estate home is located in desirable NE Pinecrest and is surrounded by multi million dollar homes. This +/- 4,200 SF 4 Bed, 3 bath home has been completely remodeled, and is in move-in condition. The property is a tropical paradise, with a garden full of lush ornamental plants, and a variety of fruit trees including, lime, orange, key lime, avocados, mangos, and papayas. Each season brings a special treat. There is an oversized 18' x 48' pool and tennis court separated by broad lawn in between.

The custom kitchen has cherry cabinets, granite counter tops, stainless steel appliances, and a large walk-in pantry.

The front approach to the main entrance of the house is thru a tropical garden full of lush ornamental plant species planted along a imported stone walkway.

For Information:

Ray Princiotta  
305.494.4101

—  
Rich Henderson  
786.556.8898

—  
Steve Epstein  
305.546.5132

Go to Brokers Registration at [www.auctionforce.com/registration](http://www.auctionforce.com/registration)

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Licensed Florida Real Estate Broker

**ACCELERATED**  
REALTY, INC.

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#### ESSENTIAL AUCTION INFORMATION - PINECREST ESTATE HOME

**DIRECTIONS:** From South Dixie Hwy, Take SW 57 Ave / Red Rd. South to SW 104 Street and make right. Go to SW 62 Ave and turn left, then turn right on SW 106 Street. The property will be on your right.

**REAL ESTATE ONLY PREVIEWS:** March 10th from 11:00 AM to 2:00 PM; One Hour prior to Auction.

**AUCTION DATE:** Auction will be held on site on MARCH 31st at 12:00 NOON.

**REAL ESTATE DEPOSIT REQUIREMENTS:** A DEPOSIT CHECK OF \$50,000 MADE PAYABLE TO REEF TITLE COMPANY-ESCROW ACCOUNT, WILL BE REQUIRED ON THE DAY OF AUCTION TO REGISTER AND BID ON THE PROPERTY. An additional deposit, 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 30 days after owner approval.

**BROKER PARTICIPATION:** Log on to [www.Auctionforce.com](http://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 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.

**For additional information:** [www.auctionforce.com/pinecrest](http://www.auctionforce.com/pinecrest)

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### PROPERTY HIGHLIGHTS

*In the Heart of Pinecrest*

4,200 sf Custom Home

4 Bedrooms / 3 Baths

Lot Size - 41,948 sf

Top to Bottom Remodel

3 Large Master Suites

Full Size Tennis Court

Abundant Fruit Trees

Oversized Pool 48' x 18'

Lush Tropical Setting

Custom Kitchen with 42" Custom Cherry Cabinets & Granite Countertops  
with Stainless Steel Appliances and a Large Walk-In Pantry

Marble Floors

Video Security System

Wired for Sound Inside the House & Outside at the Patio and the Pool

*Pinecrest - Ranked #1 place to raise your family.  
This home has the space and amenities you need.*

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