

# Waterfront Real Estate

22 E High Point Rd  
Stuart, FL 34996

Make Your Offer Live Onsite  
February 17 at 11am  
Property will be Sold February 17



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Saturday, February 17 at 11am

- 5 BR, 6 Full BA and 2 Half BA
- 7,393 Sq Ft
- Deep Water Dock
- Large Heated Pool with Spa
- Inlet Views from Every Room
- Located on the Indian River Lagoon and St. Lucie River
- Wine Cellar & Much More!



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## Make Your Offer Live Onsite February 17 at 11am

Step into Luxury in this 7,393 square foot waterfront home in the High Point neighborhood of Sewall's Point. This incredible 5 bedroom, 6 full bath with 2 half bath home sits on the Indian River Lagoon and St. Lucie River with unobstructed panoramic views of the St. Lucie Inlet from every room! This elegant residence features a grand entryway that beckons you to enter this impressive home. This property will be sold on February 17.



For More Information: (772) 872-6045  
or [www.HartmanAuction.com](http://www.HartmanAuction.com)

# Waterfront Real Estate

22 E High Point Rd, Stuart, FL 34996

**Make Your Offer Live Onsite February 17 at 11am**

Located on one-half acre, this 7,393 square foot waterfront home in the High Point neighborhood of Sewall's Point sits high above the Indian River Lagoon and St. Lucie River with unobstructed panoramic views of the St. Lucie Inlet.

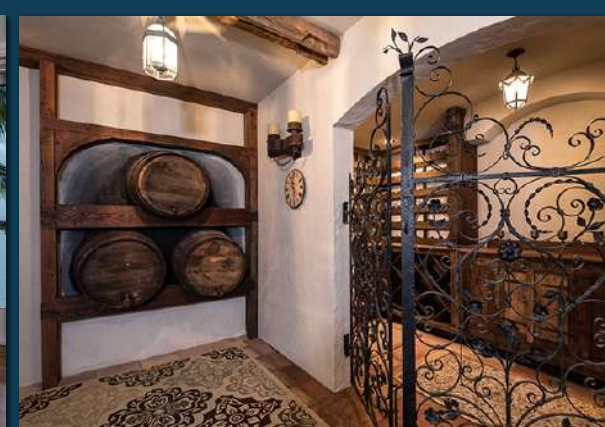
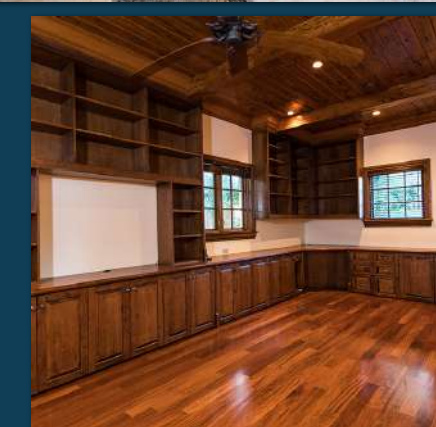
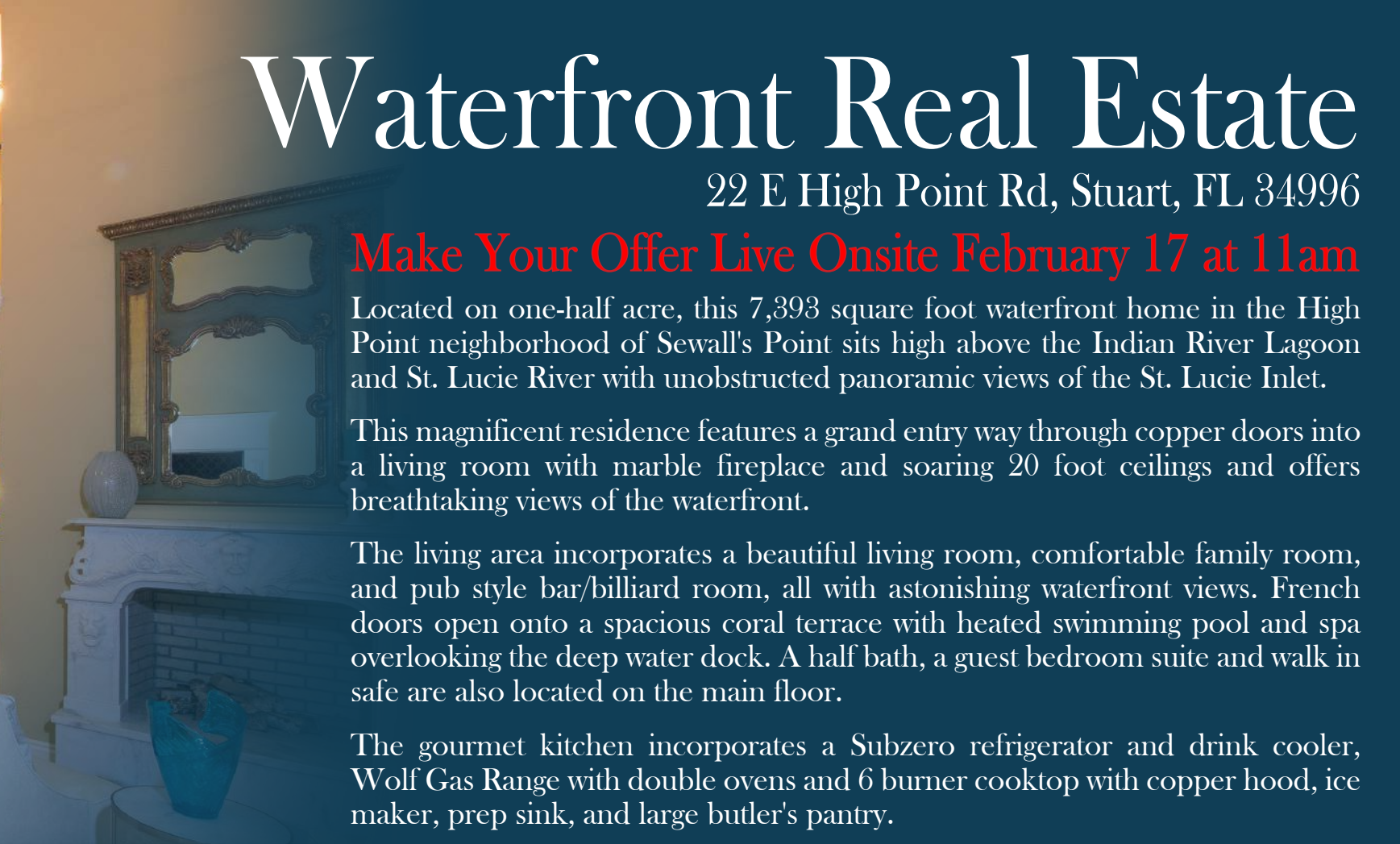
This magnificent residence features a grand entry way through copper doors into a living room with marble fireplace and soaring 20 foot ceilings and offers breathtaking views of the waterfront.

The living area incorporates a beautiful living room, comfortable family room, and pub style bar/billiard room, all with astonishing waterfront views. French doors open onto a spacious coral terrace with heated swimming pool and spa overlooking the deep water dock. A half bath, a guest bedroom suite and walk in safe are also located on the main floor.

The gourmet kitchen incorporates a Subzero refrigerator and drink cooler, Wolf Gas Range with double ovens and 6 burner cooktop with copper hood, ice maker, prep sink, and large butler's pantry.

If you are looking for a little libation, take one of the two elevators to the private wine room. Stroll upstairs to an impressive master wing with balcony that provides beautiful sunrises over the St. Lucie Inlet, a den/nursery, and walk in closets.

The opposite wing features 3 additional bedrooms en-suite. A private outdoor kitchen featuring a fireplace, grill, burner, refrigerator, and seating area is tucked away at the south side of the home. There is a 3 car garage, and located just off the breezeway is a writer's studio with Pecky Cypress ceilings, full bath and steam shower. This waterfront home with it's panoramic views is truly priceless.



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Terms: Public is welcome. \$100,000.00 cashier's check must be displayed for each property in order to bid. Will be sold subject to Seller's confirmation. A deposit in the amount of 10% of the total contract will be collected on the day of the auction with the balance due on or before March 20th. TIME IS OF THE ESSENCE. 10% Buyer's premium will be applied to the top bid made and taken and will be included in the total contract price. Buyer will be responsible for all closing costs (Doc. Stamps, title insurance, etc.). Bidder information package available upon request. Property is being sold as-is, with no warranties or representations being made for use or condition. Auctioneer represents the seller in this transaction. Broker participation is available, please call to qualify. Announcements made at the auction take precedents over any printed materials.