

# ABSOLUTE AUCTION!!

SATURDAY, JANUARY 15, 1:00 PM

PREVIEW DATES SUNDAY 12/19, 1/2 & 1/9 ▸ 12:00 - 2:00 PM

2479 SW NETTLES COURT, PALM CITY, FL 34990



**BROKER  
PARTICIPATION**

**"SELLING TO THE HIGHEST BIDDER REGARDLESS OF PRICE"**

**TOTAL SF: 2,119 ▸ LIVING SF: 1,678 BEDROOMS: 2 ▸ BATHROOMS: 2 FULL BATHS**

Don't miss this fantastic opportunity to own this beautiful home in Palm City's Park Side at Martin Downs. This home is a DiVosta extended Capri III with large screened patio that backs up to an Audubon preserve. This home has been impeccably maintained since new and it includes granite kitchen counters, new kitchen appliances, glass doors on upper cabinets, built-in in living room reworked for large flat screen TV, huge extended living area for additional family room, new carpet, electronic awning on rear patio, accordion shutters, screened door at foyer, water filtration system, and hot tub on patio. This is truly a one of a kind Capri. HOA dues include lawn/landscape, basic cable, roaming security and reserves.

Association Fees \$575.00 Quarterly  
Annual Property Taxes: \$1,934.76 / 2010



**Derrick  
Christenson**  
Lic#AU4104

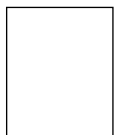
**Drew  
Pittman**  
Lic#AU4105



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1-877-3-NOW-BID  
21 SW Flagler Avenue • Stuart, FL 34994

CHRISTENSON PITTMAN  
AUCTIONS



## AUCTION TERMS AND CONDITIONS

- \$5,000 cash or cashier's check must be displayed to bid.
- 10% buyer's premium charged.
- 10% deposit collected day of auction.
- Balance due at closing within 30 days of auction.
- Buyer to pay for title search and title insurance. Buyer to pay doc stamps on deed.
- Possession with deed.



- Being sold on an "AS IS" basis.
- Inspection by appointment
- Bidder Information Package available upon request (Email or US Mail)
- Auction conducted on-site, rain or shine.
- Broker Participation available - call to qualify
- Announcements made at auction take precedence over printed material



**Derrick Christenson**  
Lic#AU4104



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