

AUCTION

LOCATION: 10626 SE 174th Loop | Summerfield, FL 34491



SATURDAY | APRIL 22ND | 10AM

3 BEDROOM / 2 BATH

SPRUCE CREEK SOUTH HOME

OPEN HOUSES

Wed., April 12th & Sat., April 15th
11am-1pm or By Appointment

Investors, investors, investors. This home is externally pleasing to the eye and had a new roof installed in 2016, however internally it has suffered major termite damage and will require extensive work to bring it back to a habitable state. Arrange your inspection, plan your work and then reap the benefits. Located on a corner lot this home could be a great project for those seeking the opportunity to do work themselves or others looking to contract the efforts out.

**SELLS TO HIGHEST BIDDER
REGARDLESS OF PRICE!**



ALAN FRENKEL
AUCTION & REALTY^{LLC}

352.505.8061 | www.alanfrenkel.auction

AUCTION

LOCATION: 10626 SE 174th Loop | Summerfield, FL 34491

SATURDAY | APRIL 22ND | 10AM

3 BEDROOM / 2 BATH / SPRUCE CREEK SOUTH HOME

PROPERTY FEATURES

- New roof 2016 • Built in 1994 • Frame home • Central air/heat • Corner lot
- Electric – Duke Energy • Water-Sewer – Marion County

SPRUCE CREEK SOUTH AMENITIES

- 25,000 square foot clubhouse with fitness center • 18 Hole Golf Course
- Shops and restaurants accessible by golf car • Assortment of hobby and game rooms • Wide selection of sports facilities • On site RV Parking • Immediate access to 441/27 • Private, 55 plus, gated community • 2 miles from The Villages

TERMS AND CONDITIONS

- Property sells to the **HIGHEST BIDDER, REGARDLESS OF PRICE!** • Open to the public
- 10% buyer's premium charged • \$2,500 cash or cashier's check must be displayed to bid
- 20% of the contract deposit collected at the auction upon winning the bid • Balance due within 30 days of auction at closing • Current year real estate taxes to be paid by the buyer • POA to be prorated to the day of closing • Buyer to pay \$175 estoppel fee to Heritage Management Property Managers • Sells on an "AS-IS" basis • All closing costs at the buyer's expense • Possession with deed at closing • Inspection by appointment, call Sean Donnelly, Auctioneer • Bidder Information Package available at www.alanfrenkel.auction • Auction conducted on-site, rain or shine • Up to 2% Broker Participation available. Broker must register 48 hours prior to auction. Call to qualify!

Announcements made at auction take precedence over printed matter.



ALAN FRENKEL
AUCTION & REALTY^{LLC}

627 East Washington Street

Orlando, FL 32801

P:352.505.8061

www.alanfrenkel.auction

FL #AB3436AU1522

