MINIMUM BID OF $305,000

AUCTION

TUESDAY • APRIL 11TH • 11AM

3 BEDROOM / 2 BATH
VILLAGE OF LARGO HOME
LOCATION: 995 Tega Cay Terrace
The Villages, FL 32162

627 East Washington Street
Orlando, FL 32801
P: 352.505.8061
FL #AB3436AU1522

www.alanfrenkel.auction

AUCTION

352.505.8061

VILLAGE OF LARGO HOME
3 BEDROOM / 2 BATH
TUESDAY • APRIL 11TH • 11AM
LOCATION: 995 Tega Cay Terrace • The Villages, FL 32162
MINIMUM BID OF $305,000

AUCTION

This desirably located home, within a few minutes golf cart ride to Lake Sumter Landing or Mallory Country Club is the epitome of The Villages Lifestyle. Watch golfers from your lanai while entertaining outside in the extended screened porch, complete with an outdoor kitchen and spa. This complements the spacious open plan layout inside, providing for peace, tranquility or fun times with family, friends or neighbors. Opportunity abounds with this home that requires a bit of tender loving care to return it to the home it once was. So, mark your calendar to attend this auction and reap the benefits of living in The Villages.

LOCATION: 995 Tega Cay Terrace • The Villages, FL 32162

Since my Father has relocated and no longer has any need for this property, Alan Frenkel Auction & Realty has been authorized to sell the following home on a Highest Bidder Regardless of Price Basis Above a $305,000 Minimum Bid.

PROPERTY FEATURES
• Desirable Lantana Model
• Golf cart garage
• Solid CBS construction
• Built in 2006
• Central air/heat
• Extended lanai with spa
• Outdoor kitchen
• Spacious 1/3-acre cul-de-sac lot
• Mature landscaping

THE VILLAGES AMENITIES
• Three Town Squares
• Over 40 Golf Courses
• Shops and restaurants accessible by golf cart
• Over 3,000 activities per month
• Wide selection of sports facilities
• Over 80 swimming pools
• Golf cart community

AUCTION TERMS AND CONDITIONS
• Property sells to the Highest Bidder Regardless of Price Above a $305,000 Minimum Bid
• Open to the public.
• 10% buyer’s premium charged.
• $30,000 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.
• Annual HOA of $145 to be prorated to the day of closing.
• 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.com
• 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.

www.alanfrenkel.auction
352.505.8061

LIVING AREA - 2,038 SQ FT
TOTAL AREA - 3,178 SQ FT