

# FOR <sup>AT</sup> SALE AUCTION

LOCATION: 1514 Cervantes Pl, The Villages, FL 32159



SATURDAY • MARCH 17TH • 10AM  
3 BEDROOM / 2 BATH  
PREMIER GOLF COURSE HOME  
*VILLAGE of HACIENDA NORTH*

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



**OPEN HOUSES:  
SATURDAY MARCH 3rd & 10th  
1PM - 3PM**

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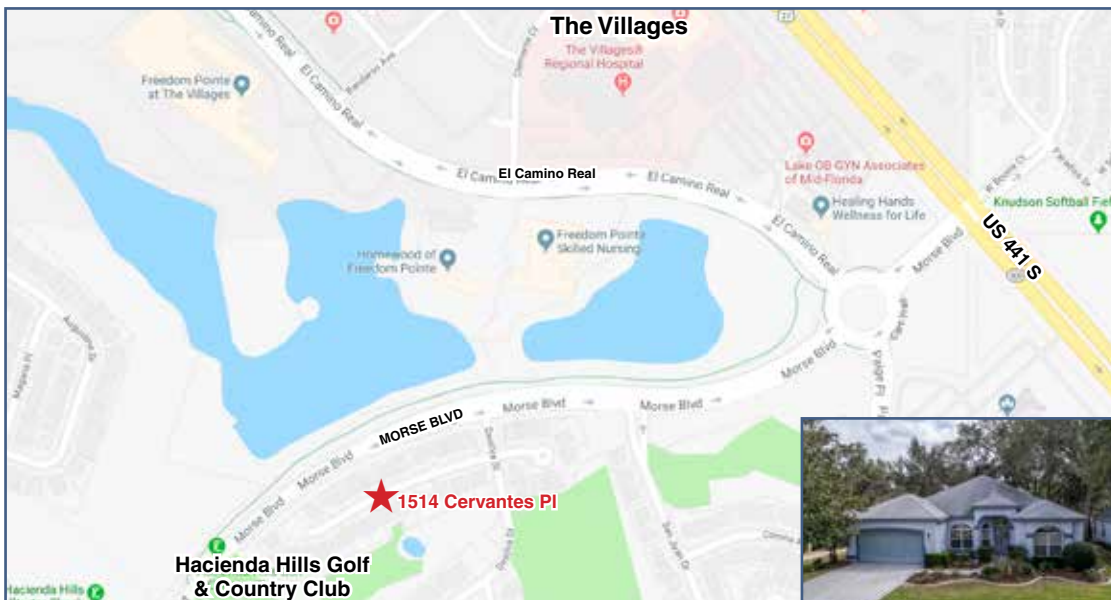
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**ALAN FRENKEL**  
AUCTION & REALTY LLC

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



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Decisions in the Villages-will you choose to watch the golfers from your sun room or play the course yourself? Being minutes to Hacienda Hills Golf & Country Club and Spanish Springs Town Square you can choose between pickleball, golf, shopping, drinks and dancing. Living on this quiet cul de sac affords you peace and tranquility with an abundance of lifestyle choices moments away.....All you have to do is decide what you will pay!



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Since I have relocated and no longer have a need for this home, Alan Frenkel Auction & Realty has been authorized to sell this real estate at public auction to the **HIGHEST BIDDER, REGARDLESS OF PRICE!**



## PROPERTY FEATURES

- Bond paid!
- Rancho Mirage model home
- Built in 1997
- 2,813 total square feet/2,308 living
- Central air/heat
- Electric – Duke Energy
- Water-Sewer – The Villages

## THE VILLAGES AMENITIES

- Three Town Squares
- 648 holes of golf
- Over 100 dining options
- Over 3,000 activities per month
- Wide selection of sports facilities
- Over 80 swimming pools
- Golf cart community

## TERMS AND CONDITIONS

- Property sells to the **HIGHEST BIDDER, REGARDLESS OF PRICE!**
- Open to the public.
- 10% buyer's premium charged.
- \$10,000 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.
- Current year real estate taxes to be paid by the buyer.
- 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](http://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 the auction take precedence over printed matter.*



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