

FOR ^{BY} SALE AUCTION

SATURDAY • MARCH 10TH • 10AM

3 BEDROOM / 2 BATH

DESIGNER HOME

Village of Bonnybrook



LOCATION:

2264 Avon Loop,

The Villages,

FL 32162

OPEN HOUSES: SATURDAY, FEBRUARY 24th & MARCH 3rd, 10 AM-12 PM

SELLS TO THE HIGHEST BIDDER, REGARDLESS OF PRICE!

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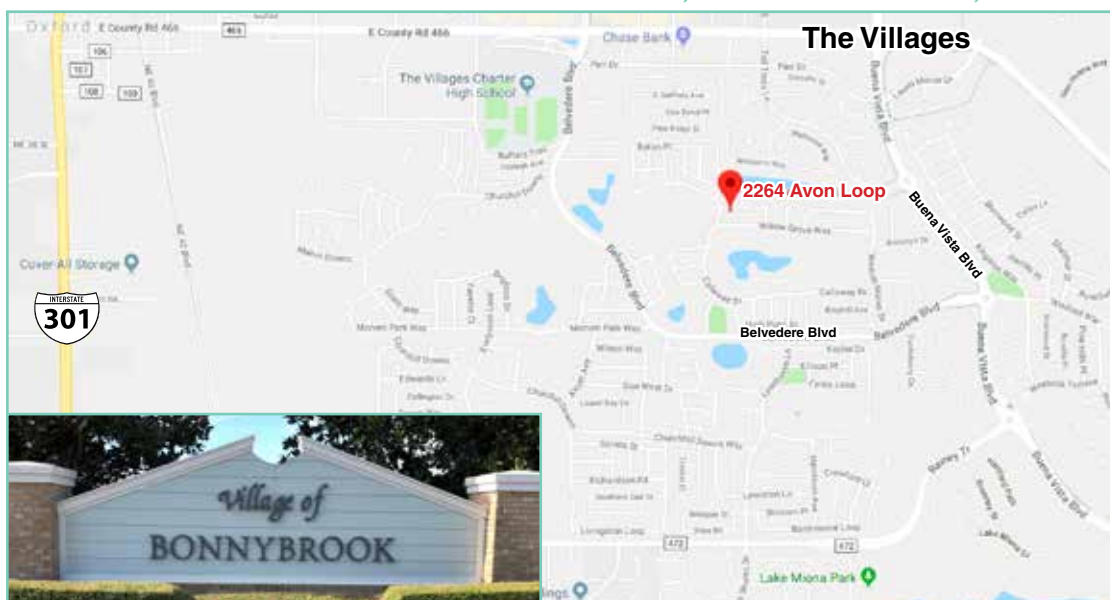
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FOR SALE BY AUCTION

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Village of Bonnybrook

With only a short golf cart ride separating you from 4 golf courses-one Championship and three executives, two active rec centers, three pools and tennis courts, your only tough decision will be what activity to do first. Quality Villages' living continues with fine dining and a bevy of social activities at the Arnold Palmer Country Club. So don't miss this opportunity to make this your dream home at the price you get to determine at the auction!

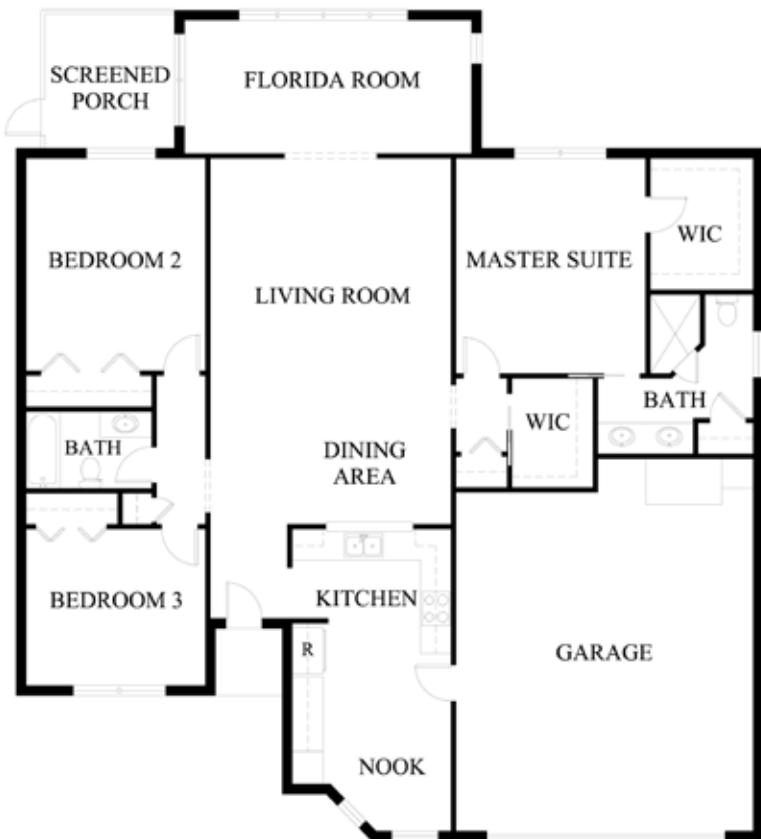


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Since we are downsizing and no longer have any further use for this home, Alan Frenkel Auction & Realty has been authorized to sell this real estate at public auction to the **HIGHEST BIDDER, REGARDLESS OF PRICE!**

DIRECTIONS

From the intersection of US 301 and CR 466 go east 1.3 miles to Belvedere Blvd., then south 1 mile to Farmington Ave, then north 1 block to Callaway Dr. and continue north for .2 miles to Avon Loop and go east to the property. Watch for the AUCTION TODAY signs!



LIVING AREA - 1,700 SF
 TOTAL AREA - 2,277 SF

PROPERTY FEATURES

- Wisteria model home
- Built in 2004
- 2,277 total square feet/ 1,700 living
- Central air/heat
- Electric – SECO
- 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
- 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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