

# FOR SALE @ AUCTION

Wednesday • May 20th • 6 PM

3 BEDROOM / 2 BATH  
WINTER PARK HOME  
IN

**LOCATION: 1001 Manchester Circle, Winter Park, FL 32792**



## **AUCTIONEER'S NOTE:**

AUCTION IS A GREAT WAY TO BUY PROPERTY! Don't miss this opportunity to buy this solidly built 3 bedroom, 2 bath home on a corner lot conveniently located in east Winter Park. A split plan design allows for everyone to have their own bit of privacy. Plus, the finished back porch and the ample fenced yard provide the perfect additional space for entertaining your guests. So, mark your calendar and plan on attending the auction and make this your home at your price!

**BID LIVE ON-SITE  
OR  
ONLINE!**

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

**OPEN HOUSES: BY APPOINTMENT - Visit [alanfrenkel.auction](http://alanfrenkel.auction)  
SUNDAY, MAY 3RD & 10TH, 11 AM – 2 PM**



**ALAN FRENKEL**  
AUCTION & REALTY LLC

407.326.0400 | [www.alanfrenkel.auction](http://www.alanfrenkel.auction)

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## PROPERTY FEATURES:

- 2,132 total square feet / 1,572 living
- Built in 1979
- Central air/heat
- Electric – Duke Energy
- Seminole County Utilities water and sewer

## AREA AMENITIES:

- Highly rated Seminole County schools
- Howell Estates – subdivision of well-maintained homes
- Minutes to grocery stores, retail and restaurants
- 4 miles to SR 417 / Central Florida Greenway
- 7 miles to UCF

## TERMS AND CONDITIONS

- **Property sells to the HIGHEST BIDDER, REGARDLESS OF PRICE!**
  - Open to the public.
  - 10% buyer's premium charged.
  - **ONSITE BIDDERS:** \$10,000 cash or cashier's check, payable to Alan Frenkel Auction & Realty, must be displayed to bid.
  - 20% of the contract price deposit due at the conclusion of the auction.
  - **ONLINE BIDDERS:** registration for the auction with delivery of \$10,000 check or wired funds by Monday, May 18th by noon. Funds to be held in escrow. Call for wire instructions.
  - 20% of the contract price deposit due by Noon on Thursday, May 21st, 2020.
  - Any wire transfers will incur a \$25.00 wire fee.
  - Online bidding available at [www.AlanFrenkel.auction](http://www.AlanFrenkel.auction)
- ALL BIDDERS**
- Balance due within 30 days of auction at closing.
  - Current year real estate taxes will be paid by the Seller through March 31st, 2020 and the Buyer thereafter.
  - Sells on an "AS-IS" basis.
  - All closing costs at the buyer's expense.
  - Possession with deed at closing.
  - Inspection at **OPEN HOUSES ON SUNDAY, MAY 3RD & 10TH from 11 AM-2PM** by appointment, please sign up at: <https://www.signupgenius.com/go/20F0948ADA82DA5FA7-forsale> or call Auctioneer, Alan Frenkel, at 321-710-3494.
  - Bidder Information Package available at [www.AlanFrenkel.com](http://www.AlanFrenkel.com)
  - Auction conducted on-site, rain or shine or online.



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FL #AB3436AU1522



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OR  
ONLINE!**

Directions: From the intersection of State Road 436 / Semoran Blvd. and Howell Branch Road, go east on Howell Branch Road 1.2 miles to Dike Road, then go north ½ mile to Princess Gate Blvd., then go east 1 block to the auction site. Watch for the AUCTION signs!

*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.*