

# For Sale By **ABSOLUTE** **AUCTION**

"Everyone Welcome"

*SUBJECT TO THE LENDERS ACCEPTANCE*

## *3,900+sf, 3 Story Home with Water Views in Palm Harbor*

**When:**

**Saturday,  
Jan 14th @ 12 Noon**

**Where:**

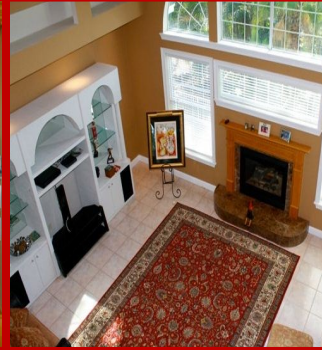
**Auction held on site:  
490 Hillsborough Street,  
Palm Harbor, FL 34683**



**Preview:**

**From 10:00 AM  
day of sale**

**For Additional Photos and Info  
Visit Our Website:  
AmericanHeritageAuctioneers.com**



### **PROPERTY DETAILS:**

This 3,900+ SF home includes 3 bedrooms, 3.5 bathrooms, 3 car garage, a bonus room, pool and spa. This home has three floors of living space with the first floor offering a bonus area not included in square footage. The main living area contains a large family room, custom kitchen and a separate formal dining room. The master suite offers an additional room perfect for an office or sitting area. The master also includes dual closets, master bathroom with tub and shower. The third floor has views of the second floor and consists of two additional bedrooms each with a bathroom, plus the bonus room. Balconies wrap from one side to the other with private patios - all with spectacular water views! Home is also equipped for an elevator (closet in place - just add the elevator). This home has been extremely well maintained.

**FOR ADDITIONAL INFORMATION: (352) 519-3130 or (727) 726-7272**

All information provided for this property has been obtained from many sources including but not limited to public records, appraisals, surveys, inspection reports, the Seller(s), or the Seller(s) representative. Therefore, you must rely on your own inspection and judgment as to its accuracy. Auctioneers opening statement shall supersede all written or verbal information.

**TERMS AND CONDITIONS:** At the Auction, the winning bidder will be required to place a 10% deposit based on the purchase price of the property with American Heritage Auctioneers, LLC., as escrow agent. Personal checks will be accepted. The balance will be due at closing within 45 days. The Seller will pay for and will provide a Title Insurance Policy. The Seller will convey a General Warranty Deed. The Seller will pay for the documentary stamps. All prorations will be as of the day of closing. A 10% buyer premium will be added to the bid to create the purchase price.



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**MICHAEL PETERS 727-726-7272**

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