

**FOR
SALE
BY**

AUCTION

“1,400 sq. ft. 3rd Floor Top of The World Condo ”



When:

**Monday,
Feb. 20th @ 7PM**

Where:

**Auction held on site:
2449 Columbia Dr.
Unit 71
Clearwater, FL**

Preview:

**Day Of Sale
@ 5PM**

PROPERTY DETAILS:

This beautiful 2 bedroom, 2 bathroom condo located on the corner of the 3rd floor (building has an elevator). This unit has over 1400 sq. ft. with an extended floor plan. Washer and dryer are inside the unit. Light, bright spacious living room and an eat in kitchen. Located in the 55+ Top of The World Community, the community includes a variety of amenities such as a nice heated pool, club house, fitness room, tennis court, shuffle board and much more.

For additional photos and information visit our website: AmericanHeritageAuctioneers.com

FOR MORE INFORMATION : Michael Peters 727-251-0531

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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