

Expansive Home and Furnishings
For Sale By
ABSOLUTE
Sold Regardless of Price, Everyone Welcome
AUCTION



The Auction will start at 10AM. The Real Estate will be sold by Absolute Auction first. The Absolute Auction for the contents (an array of different furnishings in a variety of styles and décor including sofas, tv's, lamps, mirrors, dining sets, bedrooms sets and more will immediately follow. Photos and the terms and conditions for the furnishings being auctioned are listed on our website:

AmericanHeritageAuctioneers.com

WHEN:

**Saturday
MAR 6th @ 10AM**

WHERE:

**1200 Curlew Rd
Palm Harbor, FL**

Property Info:

As of the date of this sale, only the current owner occupies this home. The owner's **private** living quarters consists of approx. 4,000 sq. ft. A previous owner who lived in the 4,000 sq. ft private living quarters dedicated the remaining portion of the home as follows: 9 efficiencies each having 1 bedroom, living room and a bathroom, and 3 efficiencies each having a combined living room/bedroom area and a bathroom. The efficiencies were rented to tenants without proper authorization from authorities. This single family residence is zoned R1. This home has an enormous potential as a large, private estate home with plenty of land, yet close to water, shopping, schools, etc.

Total Gross SF: 10,590
Total Living SF: 8,022
Lot Size: .76 acres or 165' x 200'
2009 Property Taxes: \$7,958.62
**Pinellas County Parcel ID:
14-28-15-31968-000-0010**



Open House:

Day of Sale from 9AM

For More Information:

**Call: 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 it's accuracy.

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 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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