

FOR SALE BY *AUCTION*

"Everyone Welcome- You Determine The Price"

- **When: Saturday, January 29 @ 2 pm**
- Where: On Site 9321 Blind Pass Rd. St. Pete Beach**
- Preview: Day of Sale From 12:00 Noon**



Beautiful Captiva Cay 3 Story Waterfront Townhome

- Waterfront Waterview with Bay and Gulf access to the Intercoastal
- Boat Slip suitable for up 33 ft
- 2556 Sq. Ft. with Ceramic Tile, Carpet and Wood Flooring
- 3 Bedrooms, 4 Baths, Bonus Room, Living/ Dining Room Combo, Eat In Kitchen
- Cathedral Vaulted Ceilings with Fans, Inside Utility Walk In Closet
- Private 3 Stop Elevator and Wood Burning Fireplace and 2 Car Garage
- Community features include: Heated Lap Pool, 2nd Pool & Spa overlooking Boca Ciega Bay a Workout Facility and a Clubhouse
- Built in 1997 Property taxes were \$6,684 with Homestead, Monthly Maintenance \$171

Driving Directions: Blind Pass Rd into Captiva. Turn Left, quick right to 9321 on right corner.

FOR MORE INFORMATION, PLEASE CALL

Klaus Sinn: 727-639-6678 • Toll Free: 888-566-1633

AMERICAN HERITAGE AUCTIONEERS, INC.

a licensed real estate Broker
28461 US Hwy 19 North, Clearwater, FL33761
Michael Peters, Broker • Phone: 727-726-7272

Terms: At the Auction, winning bidder will be required to place a 5% deposit based on the purchase price of the property with the escrow agent. Personal checks will be accepted. The balance will be due at closing within 30 days. The Seller will pay for and provide a Title Insurance Policy. The Seller will also pay for the Documentary Stamps and provide the Deed. All prorations will be as of Closing Day. A 10% Buyer Premium will be added to the bid to create the purchase price.

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