

US BANKRUPTCY AUCTION

4.27± Acre Estate in Ocala, Florida

In Re: Ansonia 1692, LLC / Case No. 17-23972-AJC

Maria Yip, Chapter 7 Trustee



5405 / 5353 SW 28th Avenue, Ocala, Florida

Live Auction: Thursday, January 31st @ 11 AM

Exclusively Presented By:



Fisher Auction Company is pleased to present via US Bankruptcy Auction a 6,156± SF Home with 2,594± SF Guest House on a 4.27± Acre Estate Lot in Ocala, Florida



Table of Contents

Executive Summary	3
Floor Plan	7
Location Maps	8
Photographs	10

DISCLAIMER AND CONFIDENTIALITY

THIS AUCTION PROPERTY PACKAGE HAS BEEN PREPARED SOLELY FOR INFORMATION PURPOSES TO ASSIST A POTENTIAL BIDDER IN DETERMINING WHETHER IT WISHES TO PROCEED WITH AN IN-DEPTH INVESTIGATION OF THE PROPERTY. THE SELLER AND ITS AGENTS, FISHER AUCTION COMPANY, SPECIFICALLY DISCLAIM ANY REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, AS TO THE ACCURACY OR COMPLETENESS OF THIS PROPERTY INFORMATION PACKAGE OR OF ANY OF ITS CONTENTS. ALL FINANCIAL INFORMATION IS PROVIDED FOR GENERAL REFERENCE PURPOSES ONLY. THE PROPERTY IS BEING SOLD IN "AS IS," "WHERE IS" CONDITION AS OF THE DATE OF THE CLOSING THEREON. THE SELLER WILL MAKE NO AGREEMENT TO ALTER, REPAIR OR IMPROVE THE PROPERTY. THE SELLER, ITS AGENTS, FISHER AUCTION COMPANY, DISCLAIM ANY WARRANTY, GUARANTY OR REPRESENTATION, ORAL OR WRITTEN, PAST OR PRESENT, EXPRESS OR IMPLIED CONCERNING THE PROPERTY DISCUSSED IN THIS PROPERTY INFORMATION PACKAGE. THE SELLER, ITS AGENTS, FISHER AUCTION COMPANY, HAVE ONLY LIMITED KNOWLEDGE OF THE CONDITION OF THE PROPERTY. THE PURCHASE OF THE PROPERTY WILL BE BASED SOLELY ON A BUYER'S OWN INDEPENDENT INVESTIGATION AND FINDINGS AND NOT IN RELIANCE ON ANY INFORMATION PROVIDED BY THE SELLER, ITS AGENTS, FISHER AUCTION COMPANY.

Real Estate Auction Consultant:
Francis D. Santos
954.931.0644
francis@fisherauction.com

EXECUTIVE SUMMARY





PROPERTY HIGHLIGHTS

- Luxury Estate located in the prestigious Westbury Gated Community of Ocala, Florida
- Large 4.27± Acre Estate Lot with ultimate privacy and sprawling open area
- Breathtaking mature oak trees provide for a majestic serene atmosphere
- Enjoy expansive lake views from open deck area
- Spacious 6,156± SF floor plan includes 6 bedrooms, 5 full and 1 half bathroom, family room, living room, dining room, kitchen, recreation room, laundry, and 3 car garage
- Spectacular 2000± SF indoor pool / patio area perfect for entertaining
- Includes a 2,594± SF guest house with 3 car garage and storage shed
- Within minutes to Ocala International Airport, Ocala National Forest, Top-Rated Schools and Downtown Ocala

Disclaimer; the information above has been obtained from sources deemed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not present the current or future performance of the property. It is your responsibility to independently verify the accuracy and completeness of the information.



PROPERTY FEATURES

Main House

- Large Home with 6 bedrooms , 5 full and 1 half bathrooms and 3 car garage
- Solid wood and glass impact entry door with glass side lights
- 2,000± SF indoor pool/patio area with elegant stone waterfall
- Culligan water treatment system
- Granite, tile and carpet flooring throughout
- Kitchen features stainless appliances, Corian countertops, custom designed island and breakfast nook
- Large recreation room with wet bar and cabana bathroom
- Spacious family room with granite accented fireplace
- Property is completely fenced with iron gate entrances
- Solid CBS construction
- Custom millwork and lighting throughout

Guest House

- 4 bedroom, 3 bathroom and 3 car garage
- Double door entry
- Carpet and tile flooring throughout
- Custom millwork and lighting throughout
- Spacious kitchen and living area
- Perfect for extended family visits or for rental income

Estate Lot

- Large 4.27± Acres in prestigious Westbury gated community
- Breathtaking mature oak trees throughout
- Expansive lake views
- Manned Security Gate

Disclaimer; the information above has been obtained from sources deemed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not present the current or future performance of the property. It is your responsibility to independently verify the accuracy and completeness of the information.



PROPERTY DETAILS

Address: Main House: 5405 SW 28th Avenue, Ocala, Florida 34471
 Guest House: 5353 SW 28th Avenue, Ocala, Florida 34471

Improvement Area: Main House: 8,817± Total SF
 5,280± SF Living Area
 Guest House: 2,594± Total SF
 2,594± SF Living Area

Lot Size: 4.27± Acres / 186,001± Square Feet

Year Built: Main House:1993 / Guest House:1996

2018 Taxes: \$13,641.40

2018 Tax Assessed Value: \$850,185.00

Folio: 35351-045-00

Water / Sewer: Well and Septic Systems

Flood Zone: Zone X – Per FEMA Map No. 12083C0518D

Association Fees: \$350.00 / Month

Directions / Access: From I-75 exit # 350- SW College Road. Go West to SW 43rd Street. Left to SW 27th Avenue. Right to SW 53rd Street (Westbury Guard House). Right to SW 28th Avenue. Left to address.

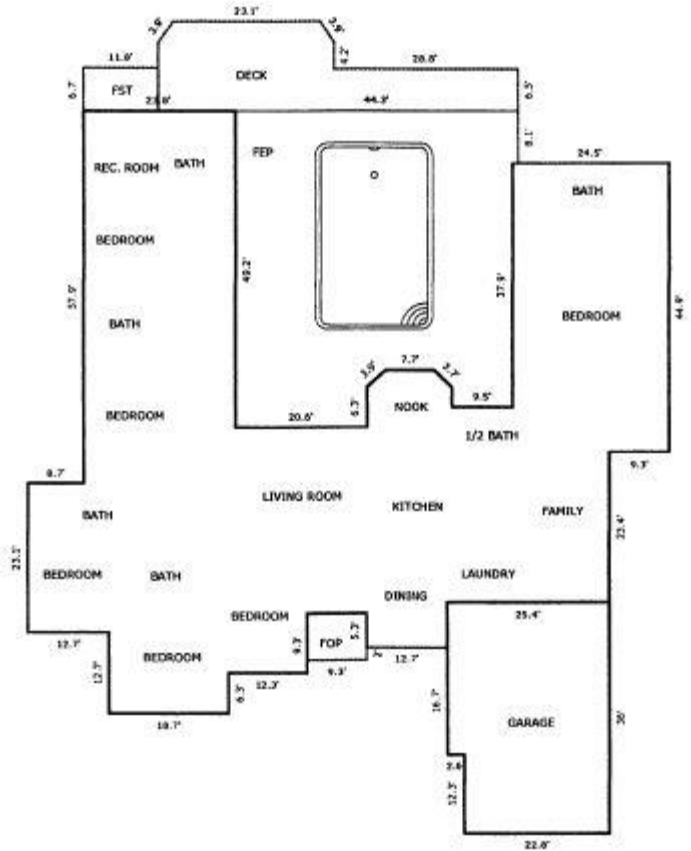
AUCTION DETAILS

Auction Method:	The Highest Bid will be Subject to Bankruptcy Court Approval and a 6% Buyer's Premium
Auction Date/Time:	Thursday, January 31, 2019 at 11 AM ET
Property Tours:	Contact Francis Santos for Open House Schedule at 754.220.4116 or francis@fisherauction.com
Auction Location:	On-Site at 5405 SW 28 th Avenue, Ocala, Florida 34471
Initial Escrow Deposit:	<ul style="list-style-type: none"> ➤ \$25,000.00 Cashier's Check or Certified Funds payable in U.S. Funds to Agentis, PLLC ➤ Within twenty four (24) hours of Court approval an additional non-refundable escrow deposit totaling 10% of the contract price will be due via a wire transfer (U.S. funds)
Broker Participation:	3% of the Final Bid Price. Call 800.331.6620 or visit www.fisherauction.com for the Mandatory Real Estate Buyer Broker Participation Registration Form

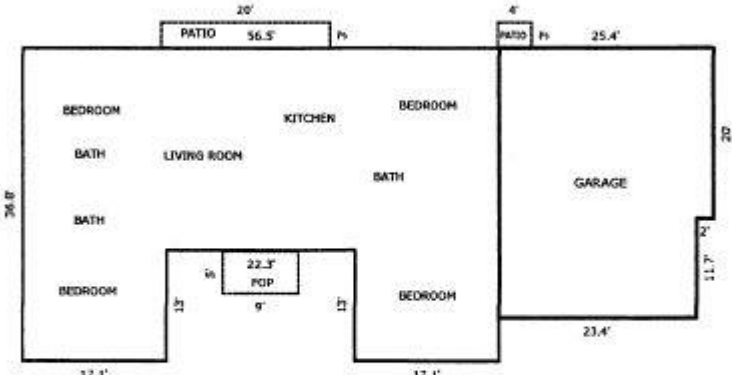
Disclaimer: the information above has been obtained from sources deemed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not present the current or future performance of the property. It is your responsibility to independently verify the accuracy and completeness of the information.



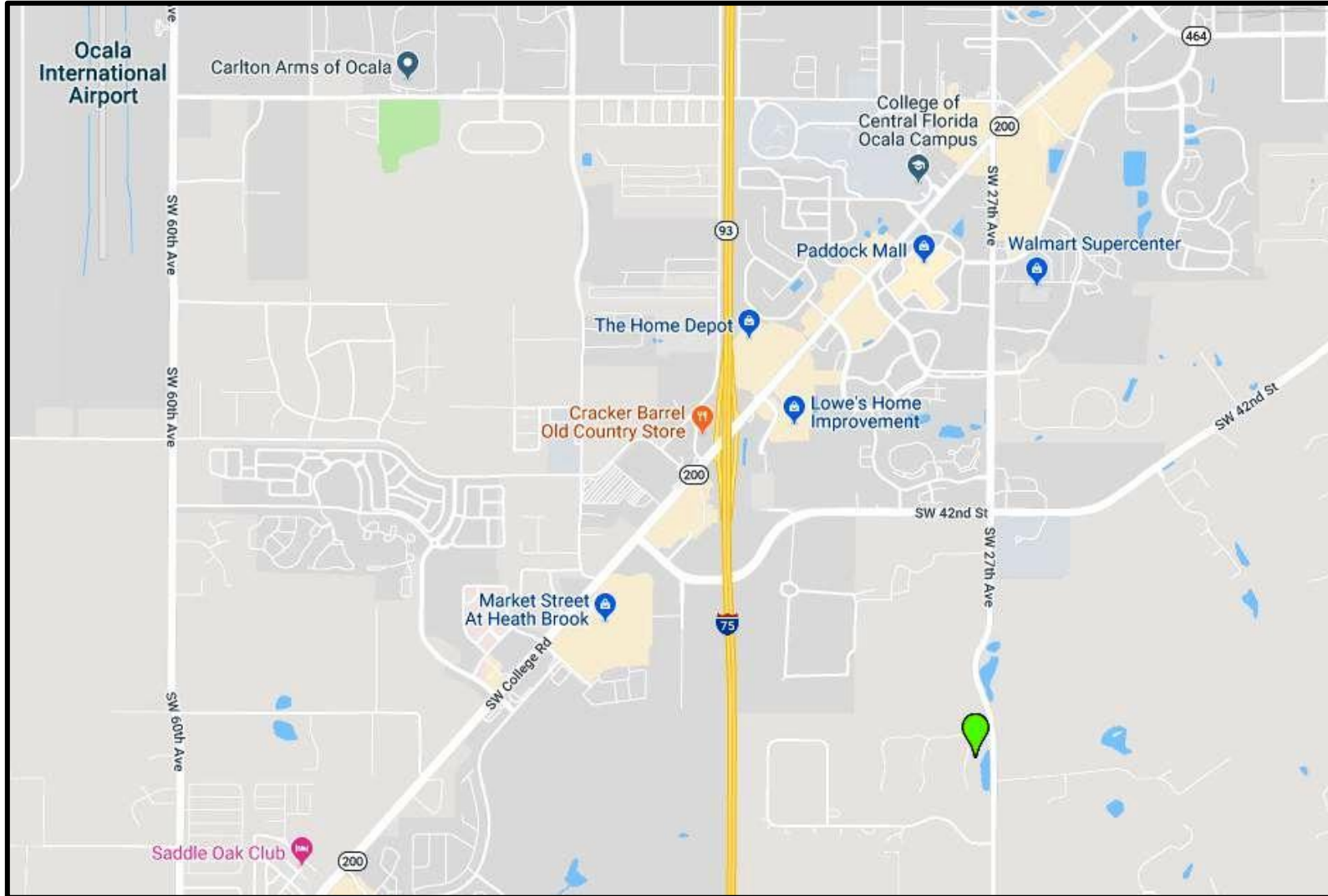
MAIN HOUSE



GUEST HOUSE



Disclaimer; the information above has been obtained from sources deemed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not present the current or future performance of the property. It is your responsibility to independently verify the accuracy and completeness of the information.

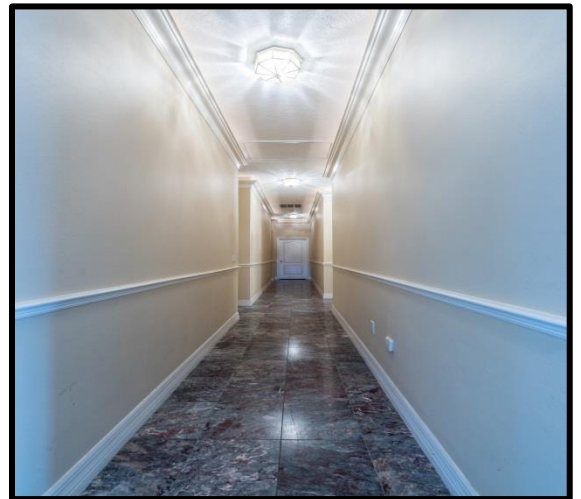


EXTERIOR PHOTOGRAPHS





INTERIOR PHOTOGRAPHS



INTERIOR PHOTOGRAPHS



INTERIOR PHOTOGRAPHS





For additional information:
Francis D. Santos
754.220.4116
francis@fisherauction.com

