

ABSOLUTE REAL ESTATE AUCTION

Luxury Home in St. Andrews Country Club

(Plans for New 9,931± SF Luxury Home Included)

Boca Raton, Florida



**Live On-site Auction Event
Friday, May 31st @ 11 AM ET**

Exclusively Presented By:



***ARTIST RENDERING**



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EXECUTIVE SUMMARY



*ARITST RENDERING



EXECUTIVE SUMMARY

OVERVIEW

Fisher Auction Company, as exclusive marketing agents, is pleased to offer a Renovation or New Construction Opportunity for a 4,108± Square Foot Home on an expansive .45± Acre Corner Lot in the Exclusive Golf Course Community of St. Andrews Country Club in Boca Raton, Florida.

PROPERTY HIGHLIGHTS

- Golf Course Home in St. Andrews Country Club
- Commanding .45± Acre Corner Lot
- Complete Plans for 5 Bedroom, 5 and 2 Half Bathroom 9,931± Square Foot Two Story Luxury Home
- Golf Course views from Second Level if New Plans are utilized
- Within minutes to West Palm Beach International and Boca Raton Airports
- Steps to Championship Golfing, Tennis, Resort Style Pool and all of the Fabulous Amenities in St. Andrews Country Club

EXISTING CONSTRUCTION FEATURES

- S Tile Roof
- Non-Impact Windows and Doors
- CBS Construction
- Marble, Wood and Porcelain Tile Flooring
- In-Ground Pool with Screen Enclosure
- Multi Zone HVAC System
- Security System
- Updated Kitchen with Custom Cabinetry, Stone Surfaces, Stainless Appliances and Wine Cooler
- Accordion Hurricane Shutters
- Original Construction in 1985.

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.

CURRENT HOME FEATURES

- Updated Kitchen with Custom Cabinetry, Stone Surfaces, Stainless Appliances, Wine Cooler and Breakfast Area
- Window Treatments Throughout
- Existing 4 Bedroom, Two and One-Half Bathroom Floor Plan
- 3 Guest Suites with Large Closets
- Large Dining Area with Beautiful Chandelier
- 2 Car Garage with separate Overhead Door and Area for Golf Cart
- Large Family and Living Rooms
- Natural Coral Fireplace
- Large Enclosed Pool Area perfect for Entertaining



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EXECUTIVE SUMMARY

PROPERTY DETAILS

Address	17818 Foxborough Lane, Boca Raton, Florida 33496
Location	Prime location in the Heart of Boca Raton in the Exclusive St. Andrews Country Club
Legal Description	ST ANDREWS COUNTRY CLUB PL 2 LOT 92
Zoning	Single Family Residential
Utilities	Water/Sewer – Palm Beach County Electric - Florida Power and Light
Area	Total Area – 4,108± Square Feet Living Area – 2,817± Square Feet Air Conditioned Lot Size – .45± Acres / 19,481± Square Feet
Real Estate Taxes	2018 – \$6,170.00

AUCTION DETAILS

Auction Method	Absolute with no minimum or reserve plus a 7% Buyer's Premium
Auction Date / Time	Friday, May 31, 2019@ 11:00 A.M. E.D.T.
Auction Location	Onsite at; 7932 Shelby Circle, Boca Raton, Florida 33496 or Online; www.fisherauction.com
Property Tours	By Appointment Only. Please contact Francis Santos at 754.220.4116 or Francis@fisherauction.com to schedule a property tour
Initial Escrow Deposit	<ul style="list-style-type: none"> ➤ \$25,000.00 Cashier's Check or Certified Funds (per property) payable in U.S. Funds to MacLean & Ema P.A. The Total Deposit required on Auction Day is 10% of the Contract Price. Therefore, an Additional Escrow Deposit will be required in the form of a Business or Personal Check ➤ For Online Bidder see Online Bidder's Instructions Package
Buyer 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

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PHOTOGRAPHS / ARTISTS RENDERINGS





PHOTOGRAPHS



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