

US BANKRUPTCY AUCTION

Luxury Condominium in Waterfront "Bay Place"

Hallandale Beach, Florida

*Bay
Place*

2420

Exclusively Presented By:



FISHER
AUCTION COMPANY

The Auctioneers Group

Professional Auctioneers & Appraisers
Peter Costanzo / A.P. Natoli

**Live Auction Event
Thursday, July 18 @ 11 AM ET**

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EXECUTIVE SUMMARY



EXECUTIVE SUMMARY

OVERVIEW

Fisher Auction Company and The Auctioneers Group, Court Appointed Auctioneer , as exclusive marketing agents, are pleased to offer a Luxury Waterfront Residential Unit in the Bay Place Condominiums in Hallandale Beach, Florida.

PROPERTY HIGHLIGHTS

- Waterfront 4 Story 26 Unit Residential Condominium in Hallandale Beach, Florida
- 876± Square Foot Unit with 2 Bedroom, 2 Bathroom Floor Plan
- Located on Golden Isle Lake South of Hallandale Beach Boulevard and just West of the Intracoastal Waterway
- Covered Parking with One Assigned Space
- 60 Foot Deeded Dock with No Fixed Bridges access to the Atlantic Ocean within minutes via Port Everglades or Haulover Inlet
- Private Storage Unit and Laundry Facility on First Floor
- Spectacular Pool/Patio overlooking Golden Isle Lake with Grilling and Seating Areas
- Within minutes to I-95, Florida Turnpike and Fort Lauderdale and Miami International Airports
- Close Proximity to Primary and Secondary Schools, Major Employers and Retail and Entertainment Venues
- Ceiling Fans, Window Treatments Throughout and Walk-In Closet in Master

CONSTRUCTION FEATURES

- Composition Roof
- Single Hung Windows
- CBS Construction
- Tiled Flooring Throughout
- Interior Stairwell and Elevator
- Laundry Facility
- Individual Roof Mounted Central HVAC System – New in 2012
- Stucco Exterior
- One Assigned Parking Space
- Original Construction in 1980

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EXECUTIVE SUMMARY

PROPERTY DETAILS

Address	2420 Diana Drive, Unit 402, Hallandale Beach, Florida 33009
Location	Prime location in the Heart of Hallandale Beach South of Hallandale Beach Boulevard and just West of the Intracoastal Waterway. Walking Distance to Beach
Zoning	RM-18, City of Hallandale Beach
Utilities	Water/Sewer - City of Hallandale Beach Electric - Florida Power and Light
Building	4 Story Residential Condominium with a total of 26 Units
Unit Size	876± Square Feet with 2 Bedrooms, 2 bathrooms, Living Room, Dining Room and Kitchen
Land Size	18,920± Square Feet / .43± Acres
POA	\$398/Monthly. Includes Common Area Maintenance, Building Insurance, Management, Janitorial, Trash Removal and Water.
2018 Taxes	\$3,714.16 / Tax ID No. 514226DM0200
Legal Desc.	BAY PLACE CONDO UNIT 402
Flood Zone	Zones X , AH- Map No. 12011C0167H, Elevation 14 Feet

AUCTION DETAILS

Auction Method	The Highest Bid plus a 6% Buyer’s Premium will be Subject to Confirmation and Approval by the United States Bankruptcy Court
Auction Date / Time	Thursday, July 18, 2019@ 11:00 A.M. E.T.
Auction Location	Onsite; 2420 Diana Drive, Unit 402 Hallandale Beach, Florida 33009
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	➤ \$10,000.00 Cashier’s Check or Certified Funds payable in U.S. Funds to David L. Bruck Esq. 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
Broker Participation:	2% of the Final Bid Price. Call 800.331.6620 or visit www.fisherauction.com for the Mandatory Real Estate Buyer Broker Participation Registration Form

**By Order of the United States Bankruptcy Court
District of New Jersey
RE: Joseph A. Musumeci, Case No. 17-34103 JNP**

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EXTERIOR PHOTOGRAPHS



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INTERIOR PHOTOGRAPHS



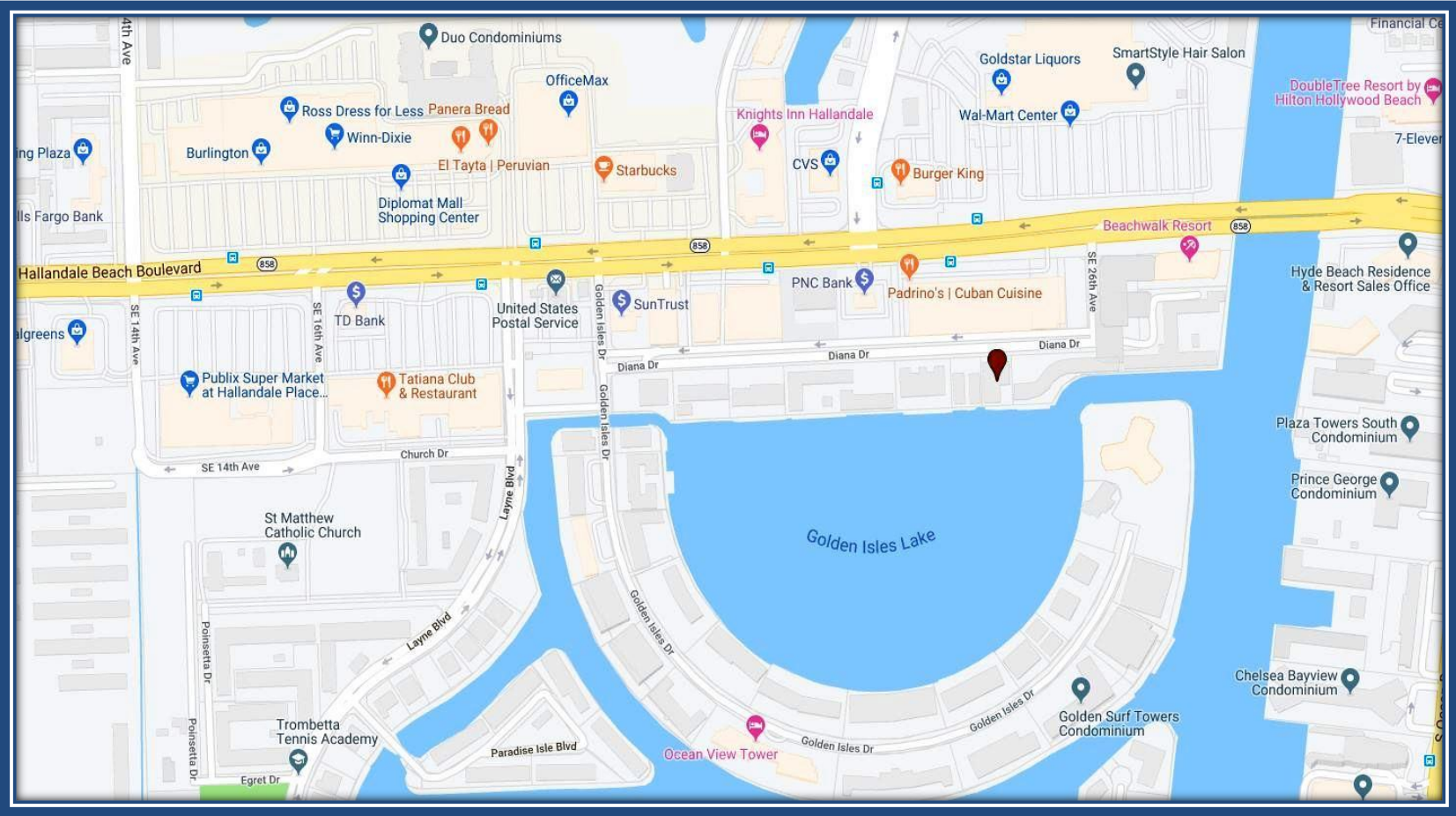
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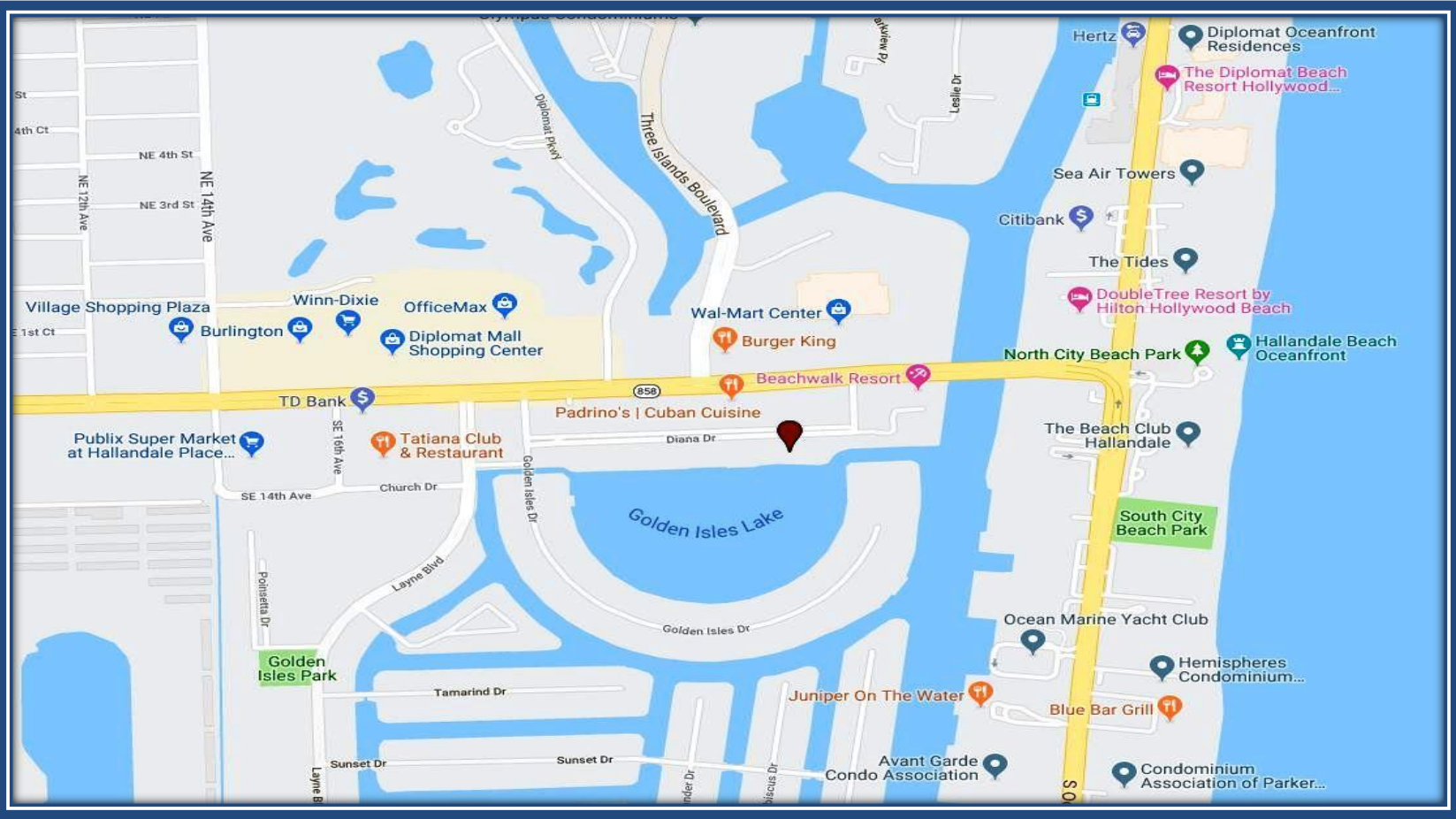
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LOCATION MAPS



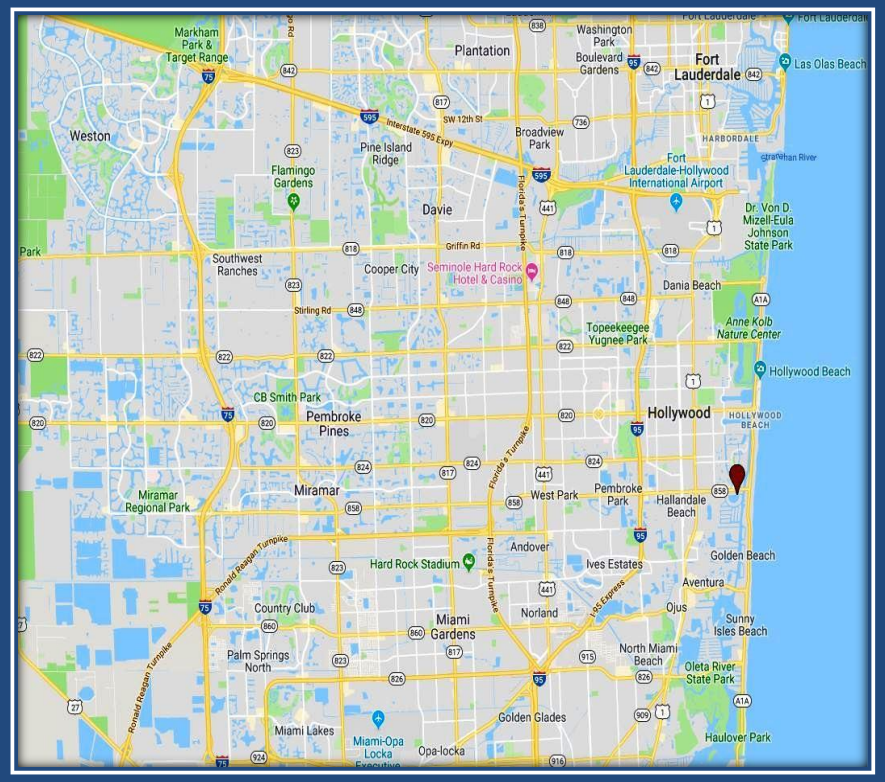
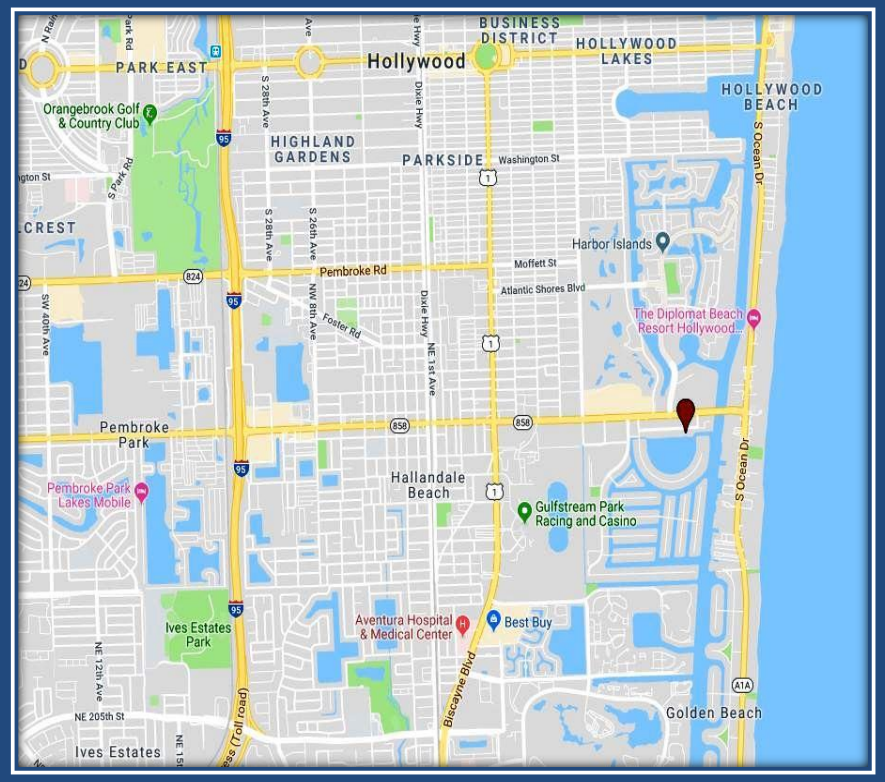
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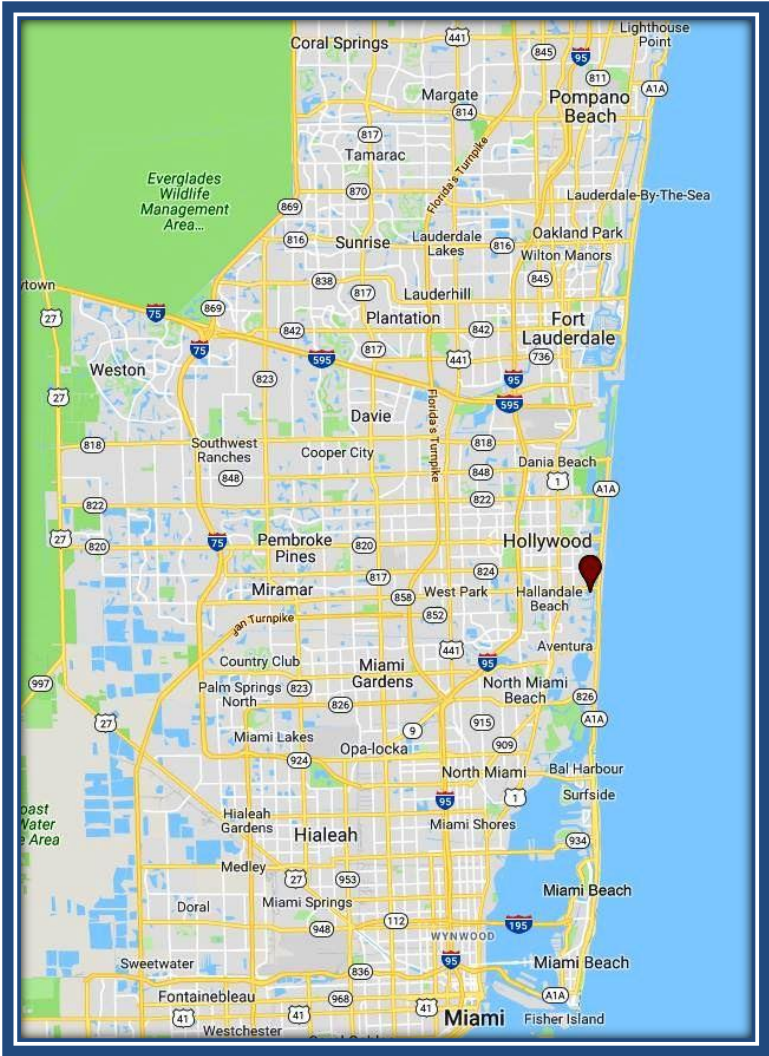
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For additional information, contact:

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