

TRUSTEE ORDERED AUCTION

*.83+/- Acre Oceanfront Residential Lot in
Prestigious Golden Beach*

Golden Beach, Florida

SUBJECT .83± ACRES

Ocean Boulevard

Live Auction Event
Friday, December 6 @ 11 AM ET

Exclusively Presented By:



FISHER
AUCTION COMPANY



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EXECUTIVE SUMMARY



SUBJECT .83± ACRES

OVERVIEW

Fisher Auction Company and Fredrick Realty, as exclusive marketing agents, are pleased to offer via Live Auction a Rare .83± Acre Oceanfront Residential Lot in Prestigious Golden Beach, Florida

Property Highlights

- Large .83± Acre Residential Lot perfect for Spec or Oceanfront Estate Home
- Prime Location in Prestigious Golden Beach with 100' of Atlantic Ocean Frontage
- Adjacent to Luxury Estate Homes
- Convenient Air Travel within minutes to Fort Lauderdale and Miami International Airports
- Private Beach Community of only 370 Single Family Homes with 62 on the Atlantic Ocean

EXCLUSIVE MARKETING REPRESENTATIVES

Lead Broker

Lamar P. Fisher

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Lamar@fisherauction.com

Real Estate Consultant:

Francis D. Santos

754.220.4116

Francis@fisherauction.com

PROPERTY DETAILS

Address 699 Ocean Boulevard, Golden Beach, Florida 33160

Location Oceanfront Residential Lot in Prestigious Golden Beach

Legal Description 35 51 42
N100FT OF E325FT OF GOVT LOT I
LOT SIZE 100.000 x 362
OR 20575-3597 07 2002 I
COC 23477-2908 04 2005 I

Zoning Single Family Residential

Utilities Public Water and Sewer, Electric, Cable, Telephone

Lot Size .83± Acres / 36,200 ± Square Feet / 100' x 362'

Frontage 100± Feet along Ocean Boulevard/
100± Feet on the Atlantic Ocean

REAL ESTATE TAXES

Year	Parcel ID	Tax	Assessed Value
2018	19-1235-000-0010	\$165,811.48	\$6,668,554

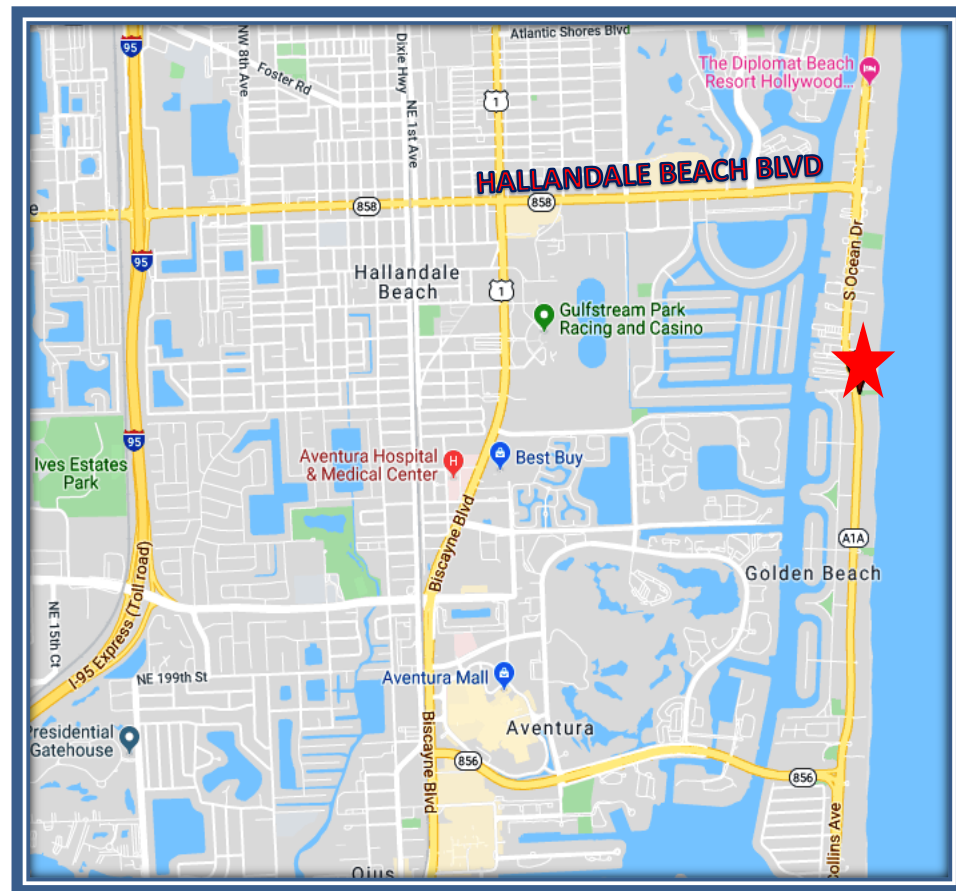
AUCTION DETAILS

Minimum Bid:	\$5,975,000.00 Plus a 7% Buyer's Premium
Auction Date / Time:	Friday, December 6, 2019 @ 11:00 AM ET
Auction Location:	On-Site at The Property
Auction Location Directions:	From I-95 Exit #18- Hallandale Beach Boulevard East to Ocean Drive. Turn right and proceed to address
Property Tours:	Drive by at your convenience
Initial Escrow Deposit:	<ul style="list-style-type: none"> ➤ \$100,000.00 Cashier's Check or Certified Funds payable in U.S. Funds to Law Offices of Victor K. Rones P.A. Real Estate Trust Account ➤ The Total Deposit required on Auction Day is 10% of the Contract Price. Therefore, An Additional Escrow Deposit equal to the difference between 10% of the Total Purchase Price and the Initial Escrow Deposit, is to be paid to Law Offices of Victor K. Rones P.A. Real Estate Trust Account, via wire transfer in U.S. Funds. Said wire transfer to be initiated by no later than (24) hours from the conclusion of the Auction.
Buyer 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



EXECUTIVE SUMMARY

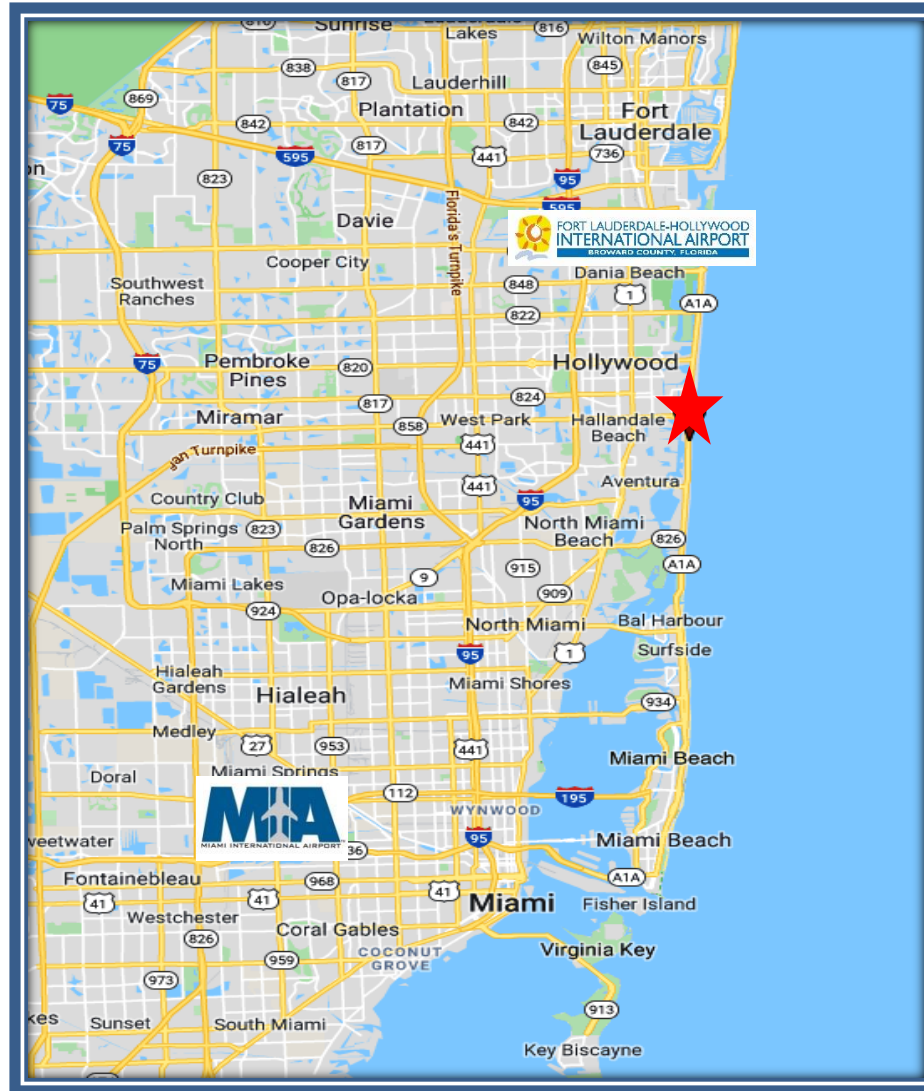
LOCATION MAPS





EXECUTIVE SUMMARY

LOCATION MAPS



AREA OVERVIEW





AREA OVERVIEW

ABOUT GOLDEN BEACH

Golden Beach is located on Collins Avenue between the Intracoastal Waterway and the Atlantic Ocean in the northeast section of Miami-Dade County. Golden Beach only measures one mile from north to south and four blocks east to west, which emphasizes why it is considered a very exclusive and affluent community.

In 1929, Golden Beach was incorporated as a city and soon considered to be one of the most prestigious and sought-after places to live in South Florida. Golden Beach boasts a mile of private beach, three parks, its own town government and police force. Within minutes of Golden Beach are the nearby cities of Aventura famous for shopping at its Aventura Mall; Hallandale Beach to the north, with more shopping and dining choices at the Village of Gulfstream Park, with the adjacent Gulfstream Park Race Track and Casino; the prestigious town of Bal Harbour offering the upscale Shops at Bal Harbour, and Sunny Isles Beach to the south for more conveniences.

Golden Beach is one of the wealthiest, private, elite neighborhoods in South Florida, attracting celebrities throughout the years such as Paul Newman, Ricky Martin, Eric Clapton, Tommy Hilfiger and Bill Gates. It is a magnet for those who seek a secluded hideaway with all the luxuries of living in tropical elegance. This defines the best of South Florida.

ACCESSIBILITY

Easy access from I-95 via Hallandane Beach Boulevard and the William Lehman Causeway



For additional information, contact:

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