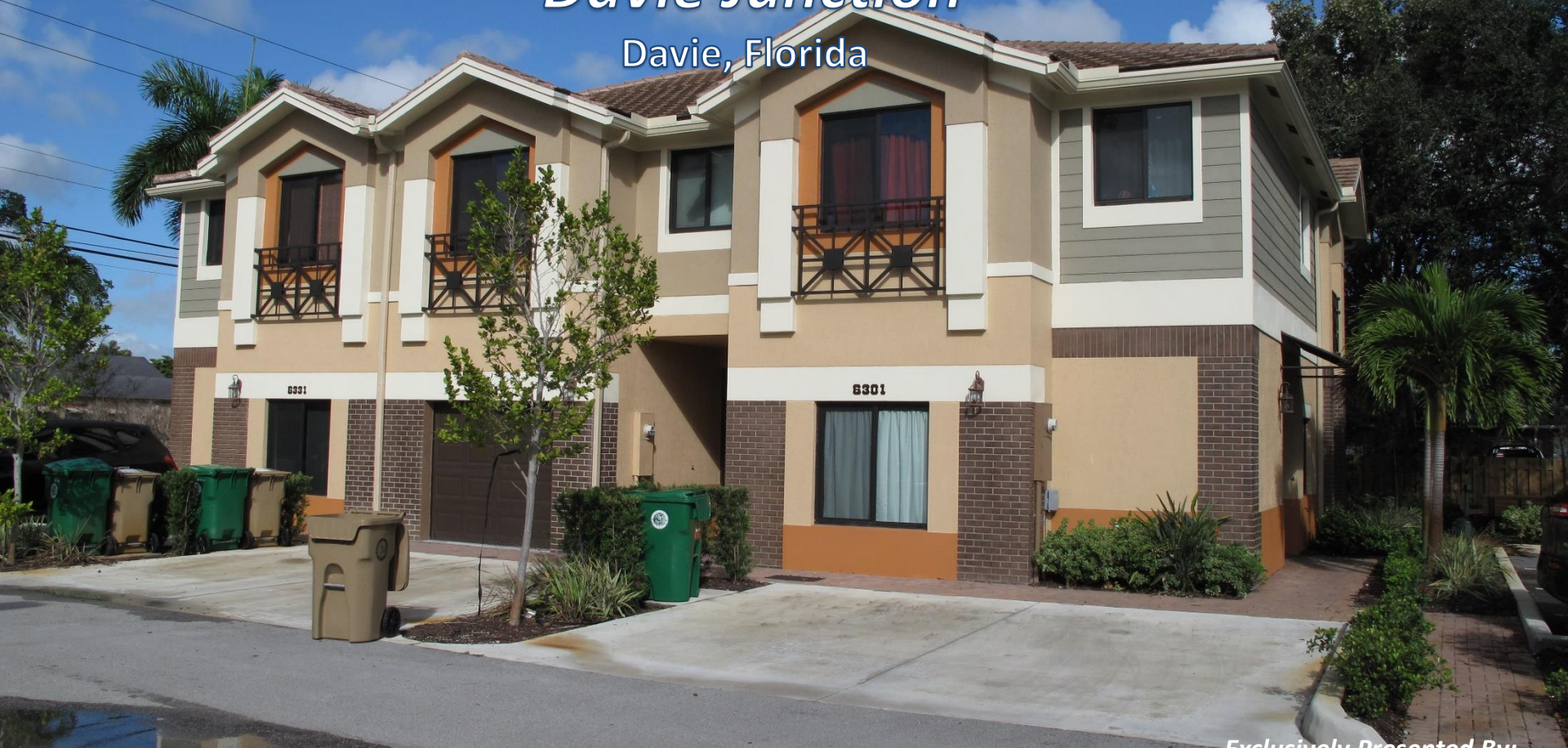


REAL ESTATE AUCTION

Three Luxury Townhomes in "Davie Junction"

Davie, Florida



Live Auction Event

Thursday, February 6 @ 11 AM ET

Exclusively Presented By:



FISHER
AUCTION COMPANY

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EXCLUSIVE MARKETING REPRESENTATIVES

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EXECUTIVE SUMMARY



EXECUTIVE SUMMARY

OVERVIEW

Fisher Auction Company, as exclusive marketing agent, is pleased to offer Three Luxury Residential Townhomes in Davie Junction Townhomes in Davie, Florida.

PROPERTY HIGHLIGHTS

- Luxury Two Story Residential Townhomes in Beautiful New Community with only 12 Units in Davie, Florida
- Spacious Units up to 1,867± Square Feet with Upgrades throughout
- Prime Location on Davie Road just South of Griffin Road
- Two of the Units Leased at Market Rate
- Convenient Second Floor Laundry Rooms
- Close Proximity to NSU, FAU and Broward College Campuses
- Within minutes to I-95, Florida Turnpike and Fort Lauderdale International Airport
- Great Rental Area near Primary and Secondary Schools, Major Employers and Retail and Entertainment Venues
- Custom Lighting and Window Treatments throughout and Walk-In Closets in Master Bedrooms
- Luxurious Chefs Kitchens with Custom Cabinetry, Granite Surfaces and Stainless Appliances

CONSTRUCTION FEATURES

- Tile Roof
- Impact Doors and Windows
- CBS Construction
- Tiled and Wood Flooring Throughout
- Individual Surface Mounted Central HVAC Systems
- Stucco, Brick and Composite Siding Exterior
- Two Parking Spaces per Unit (Unit 6321 has a One Car Garage)
- Constructed in 2018

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

Addresses	6301, 6321, 6331 S Station Square, Davie, Florida 33314
Location	Prime location just South of Griffin Road on Davie Road
Utilities	Water/Sewer – Town of Davie, Electric - FPL
Building	The Three Units are Contiguous in Single Building
Unit Size	6301 - 4 Bed / 3.5 Bath / 1,867± SF 6321 - 3 Bed / 2.5 Bath / 1,562± SF + 230± SF Garage 6331 - 4 Bed / 3.5 Bath / 1,867± SF
Land Size	18,920± Square Feet / .43± Acres
HOA	\$302/Monthly. Includes Common Area Landscaping and Maintenance, Building Insurance and Management
2019 Taxes	6301 - \$6,507.76 / ID No. 5041 26 54 0120 6321 - \$6,073.04 / ID No. 5041 26 54 0130 6331 - \$6507.43 / ID No. 5041 26 54 0140
Legal Desc.	6301 - DAVIE JUNCTION 183-43 B POR PAR A DESC AS: COMM NW COR OF SAID PAR A,E ALG N/L 76.40, S 10 TO POB,E 23.84,S 57,W 23.84 ,N 57 TO POB AKA: UNIT 10 BLDG 4 6321 - DAVIE JUNCTION 183-43 B POR PAR A DESC AS: COMM NW COR OF SAID PAR A,E ALG N/L 56.40, S 10 TO POB,E 20,S 57,W 20,N 57 TO POB AKA: UNIT 11 BLDG 4 6331 - DAVIE JUNCTION 183-43 B POR PAR A DESC AS: COMM NW COR OF SAID PAR A,E ALG N/L 33.99, S 10 TO POB,E 22.41,S 57,W 23.83 ,N 26,E 1.38,N 31 TO POB AKA: UNIT 12 BLDG 4
Flood Zone	Zones X , AH- Map No. 12011C0561H

AUCTION DETAILS

Auction Method	Minimum Bid: \$295,000.00 (Per Unit) plus a 7 % Buyers Premium
Auction Date / Time	Thursday, February 6 @ 11:00 A.M. E.T.
Auction Location	Holiday Inn Express 2540 Davie Road Davie, Florida 33317 Directions: From I-595 Exit Davie Road South to address
Property Tours	By Appointment Only. Please contact Francis Santos at 754.220.4116 / Francis@fisherauction.com to schedule a property tour Property Directions: From I-95 or Florida Turnpike Exit Griffin Road West to Davie Road. Left to Address
Initial Escrow Deposit	\$10,000.00 (per unit) Cashier's Check or Certified Funds payable in U.S. Funds to MacLean & Ema, P.A., Real Estate Trust Account ("Escrow/Closing Agent"). 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:	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

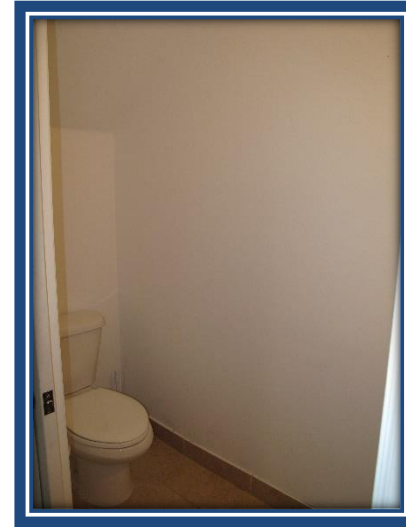
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EXTERIOR PHOTOGRAPHS



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INTERIOR PHOTOGRAPHS



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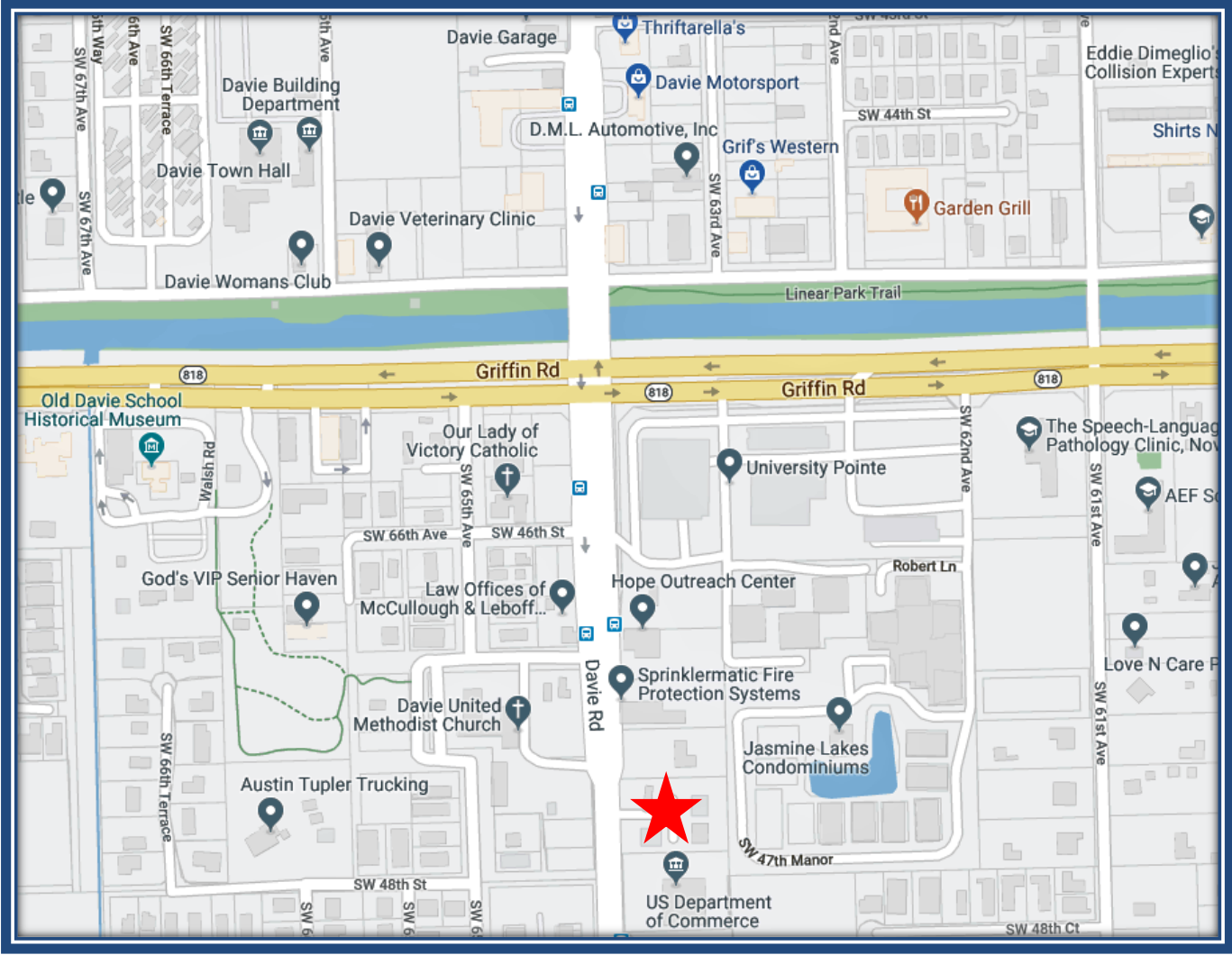
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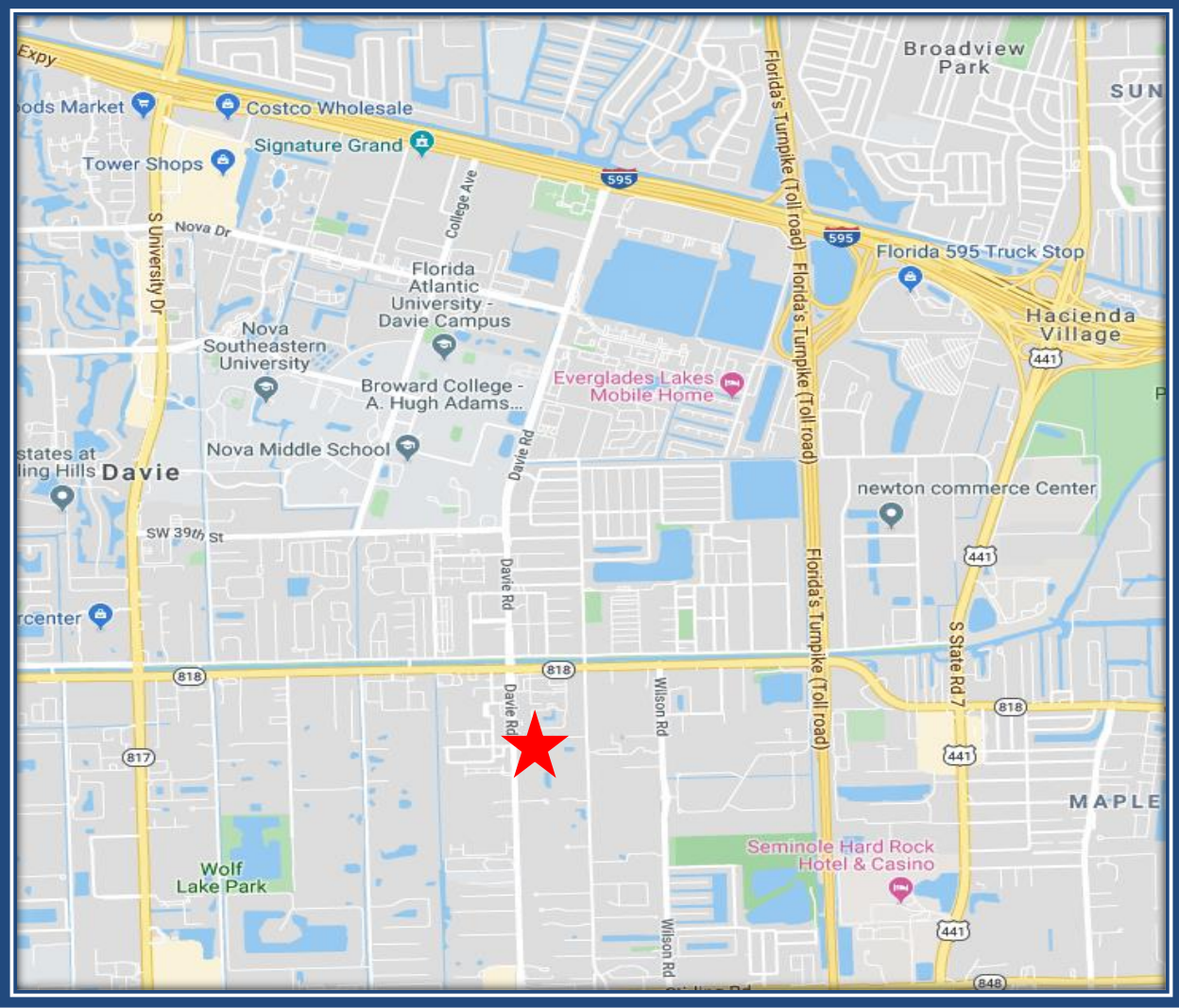
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LOCATION MAPS



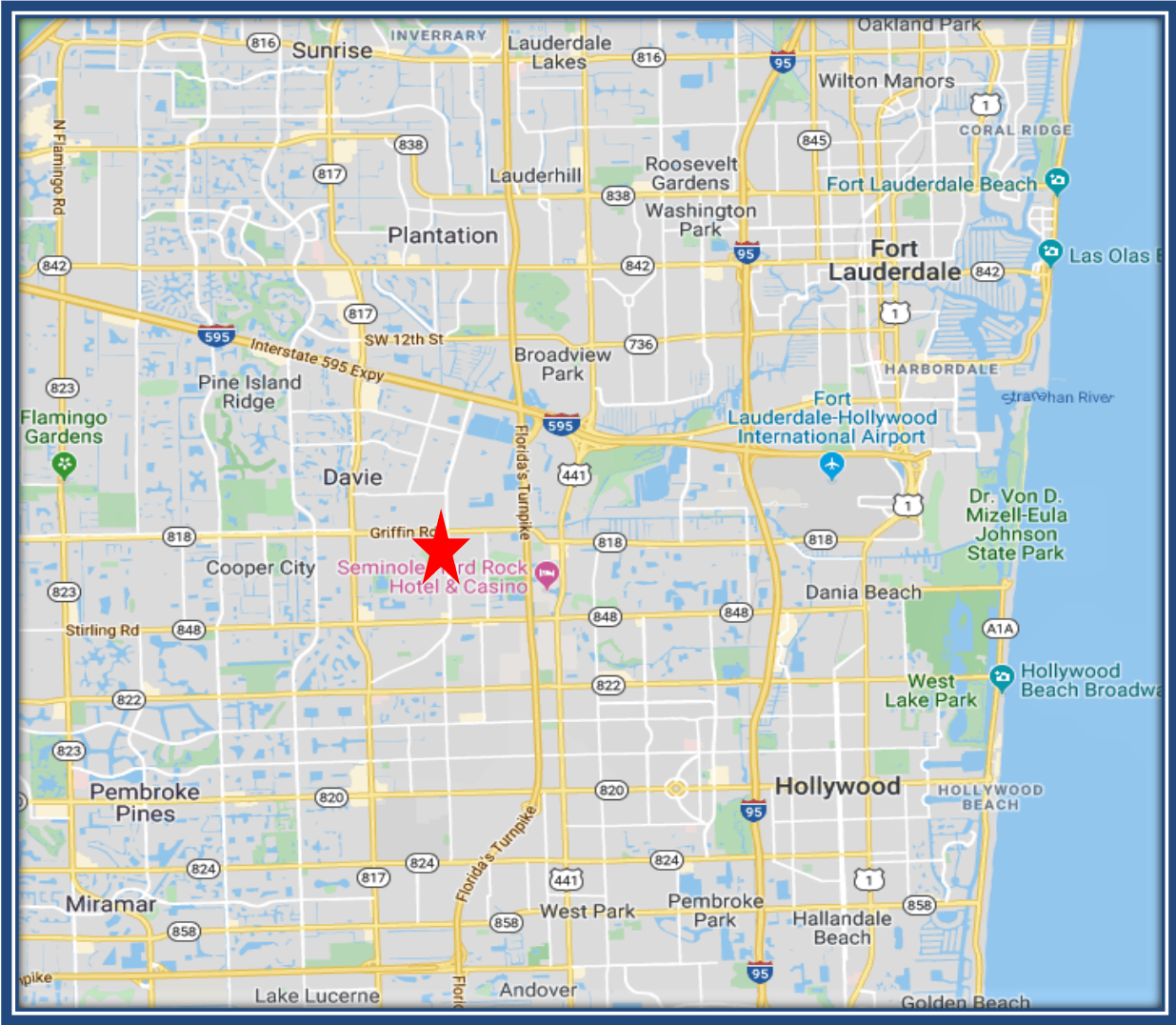
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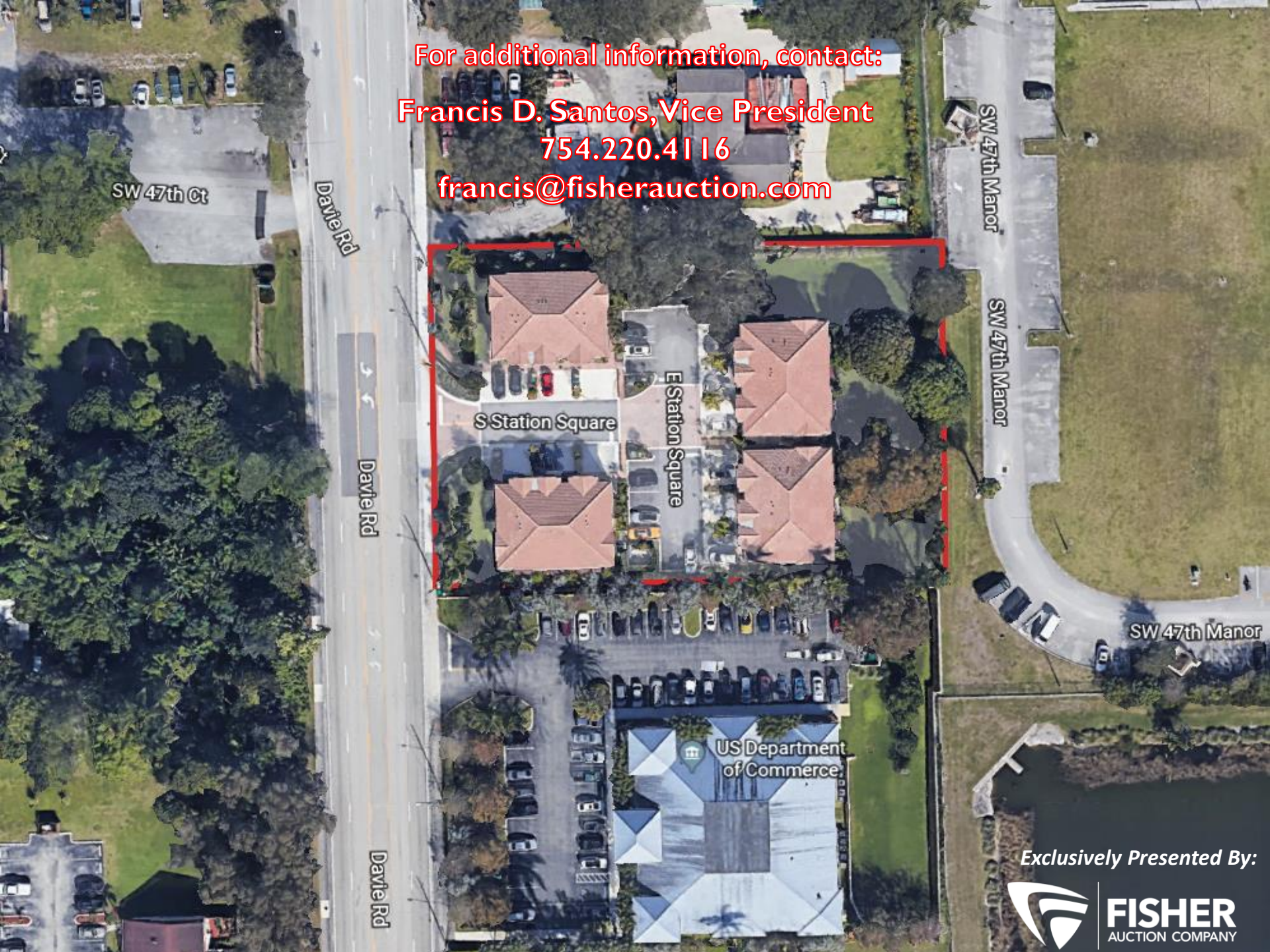
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For additional information, contact:
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