

DISTRICT COURT RECEIVER AUCTION

***A Waterfront .35 ± Acre Single Family
Residential Lot in
Prestigious President Country Club
West Palm Beach, Florida***

Exclusively Presented By:

**Live Auction Event
Wednesday, February 5 @ 11:00 AM ET**



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OVERVIEW

Fisher Auction Company and Trustee Realty, Inc., as exclusive marketing agents, are pleased to offer a Waterfront .35± Acre Single Family Residential Lot in Prestigious President Country Club in West Palm Beach, Florida.

PROPERTY HIGHLIGHTS

- Perfect for Luxury Spec Home or Waterfront Corporate Dream Home
- Gated Security Entrances
- Prime Location between I-95 and Florida Turnpike Exits
- Beautiful Canalfront Lot off of Lake Magnonia
- Adjacent to Luxury Homes
- Prime Location within minutes to Pristine Area Beaches, Luxury Retail and Entertainment, World Class Recreation and Palm Beach International Airport

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	3716 Embassy Drive, West Palm Beach, Florida 33401
Directions	From I-95 Exit #71 – Palm Beach Lakes Boulevard East to Congress Avenue. Left to Embassy Drive. Right to address
Location	Prime location in the Heart of West Palm Beach just East of Congress Avenue and North of Palm Beach Lakes Boulevard.
Zoning	Single Family Residential
Utilities	Water/Sewer - City of West Palm Beach Electric - Florida Power and Light
Land Size	15,246± Square Feet / .35± Acres
HOA	\$1,000 / Quarter
Flood Zone	Zone X – Panel No. 12111C0405K
2019 Taxes	PCN # 74-43-43-07-01-000-1570 Tax Assessed Value - \$204,893.00 Tax Amount - \$5,153.00

AUCTION DETAILS

Minimum Bid:	\$140,000.00 Plus a 6% Buyer's Premium
Auction Date / Time:	Wednesday, February 5, 2020 @ 11:00am ET
Auction Location:	Law offices of Genovese Joblove & Battista, P.A. 200 East Broward Boulevard, Suite 1110 Fort Lauderdale, Florida 33301 Directions: From I-95 Exit #27- Broward Boulevard East to address.
Property Tours:	Contact Francis Santos at 754.220.4116 or francis@fisherauction.com for access
Initial Escrow Deposit:	<ul style="list-style-type: none"> ➤ \$5,000.00 (Five Thousand Dollars) Cashier's Check or Certified Funds payable in U.S. Funds payable to Genovese Joblove & Battista, 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
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

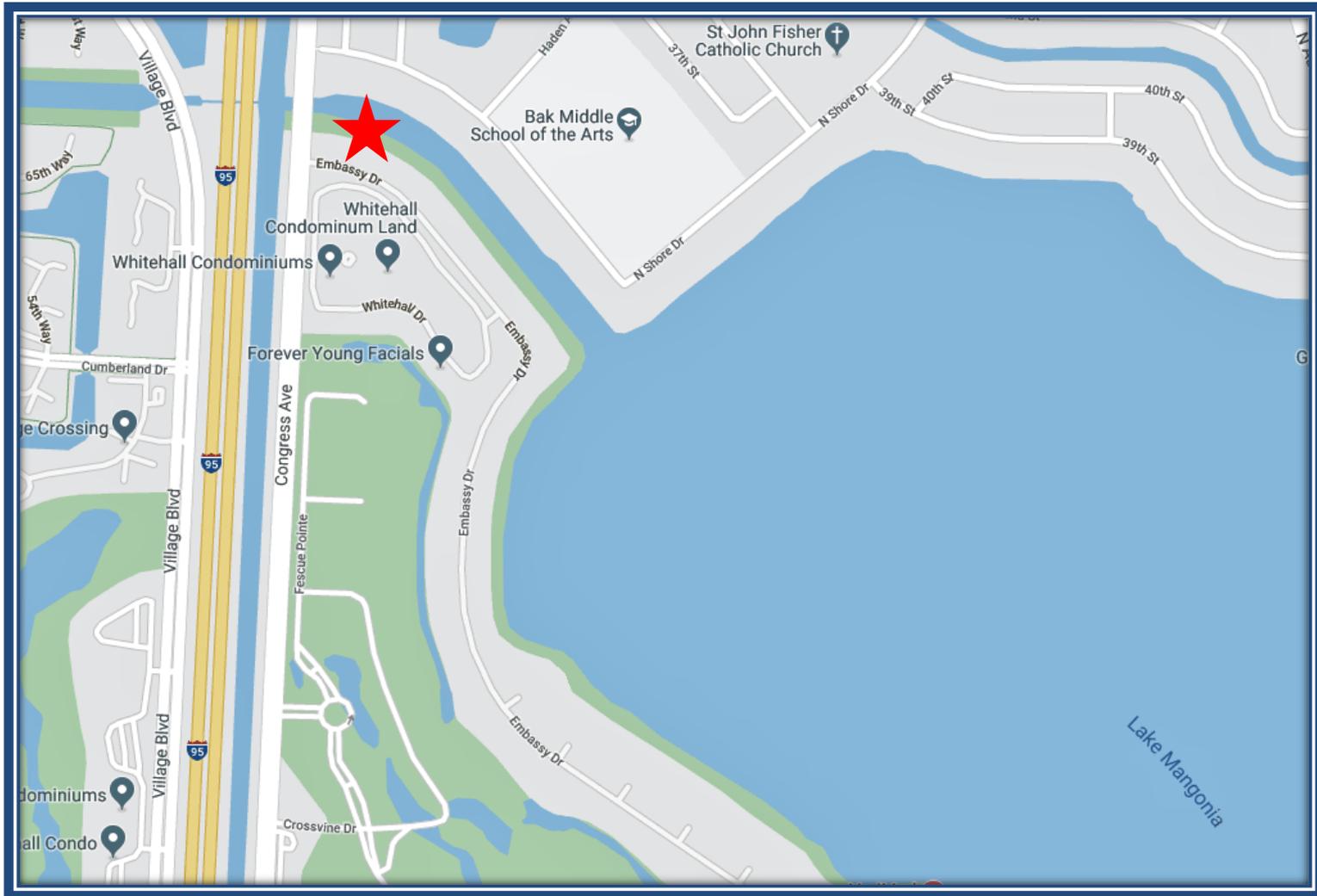
RECEIVER AUCTION
UNITED STATES DISTRICT COURT
SOUTHERN DISTRICT OF FLORIDA
CASE NO. 0:17-60907-CIV-MORENO/SELTZER

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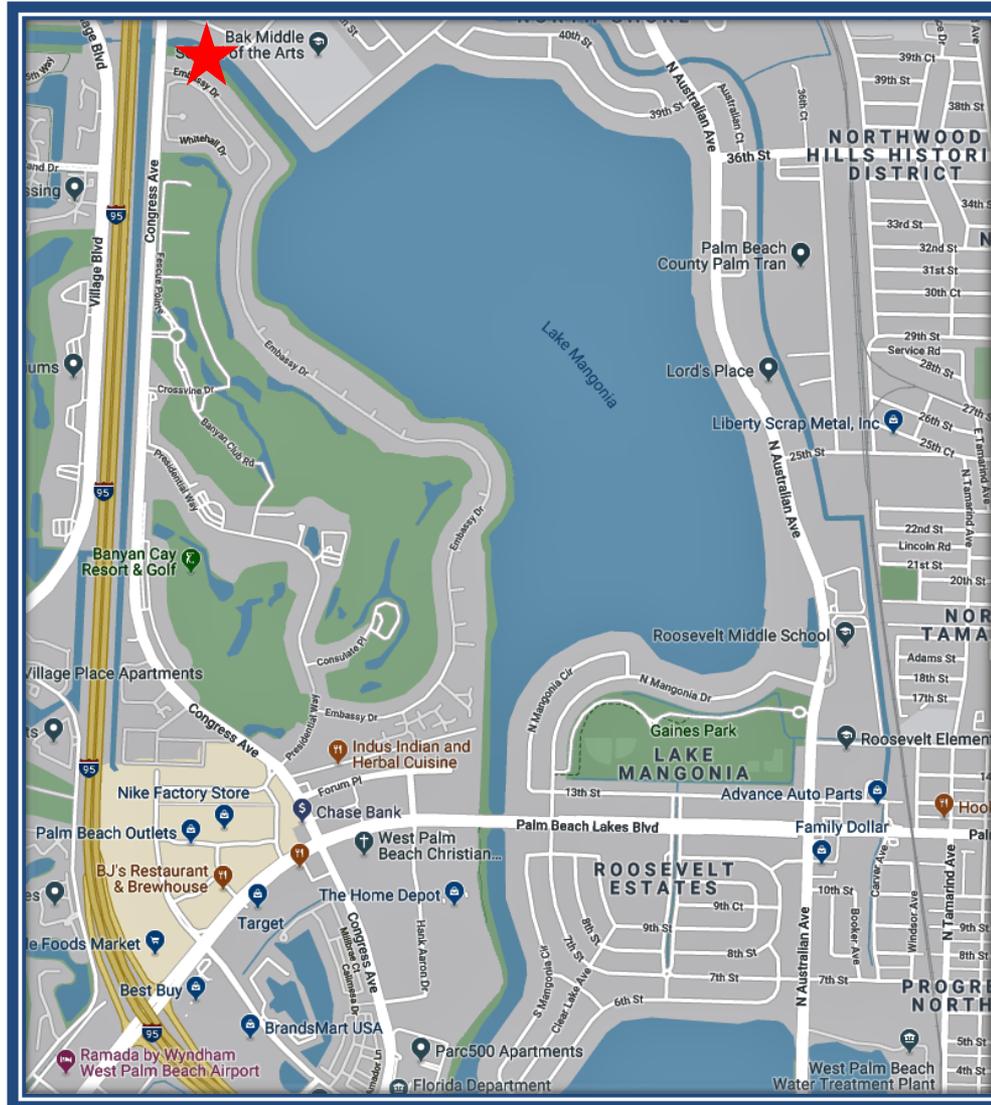
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LOCATION MAPS

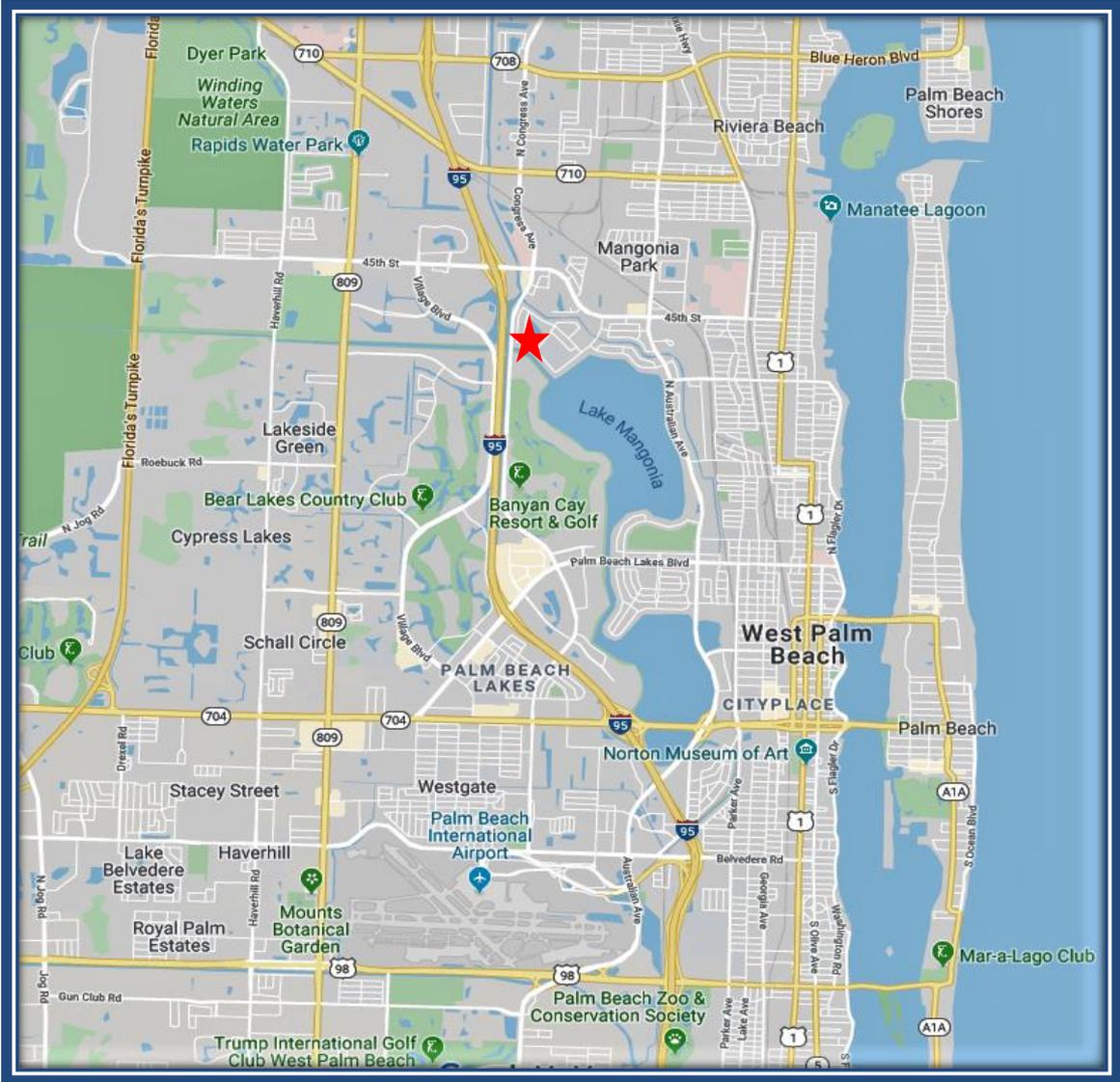


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