



### Anchorage Poynte Directions

**2-7 Neptune Drive, Somers Point (Egg Harbor Twp), Atlantic County, NJ 08244**

**From Philadelphia:** Take Atlantic City Expressway East toward Atlantic City. Take exit 7S for the Garden State Parkway South. Follow directions below.

**From North/NYC:** Take Garden State Parway South to exit 30 for N. Laurel Drive. Continue straight onto Route 52. Before the bridge to Ocean City, take a Left onto Shore Rd. Continue for 1 mile, turn Right at the Wawa onto E. Maryland Avenue/Route 152 East. Continue for approximately ¾ of a mile, turn Right onto Anchorage Drive. Make a Right onto Stern Drive. Turn Left onto Neptune Drive.

### Auction Location

#### Stockton Seaview Hotel & Golf Club

401 South New York Road, Galloway, NJ 08205

**From Garden State Parkway:** Take the Garden State Parkway South to Exit 82. Proceed on Route 37 East to the third traffic light (Clifton Avenue). Stay to the right as you pass the light, turn into the jughandle and continue across Route 37. The hotel is on the right.

#### Terms and conditions:

**Registration:** By fax, on line and at open houses January 24 & 31 and February 7, 2015.

**Date and Place of Auction:** February 21, 2015 @ 1 PM; Stockton Seaview Hotel & Golf Club, 401 South New York Road, Galloway, NJ 08205.

**Terms of Sale: Auction Requirements:** A 10% deposit of the contract price is required auction day upon execution of the contract. All bidders must be pre-registered and are required to have a bank cashier's check in the amount of \$25,000. This check should be made payable to yourself and endorsed to Escrow Holder after completion of auction. A second check is required in the form of a personal check for the balance of the 10% deposit. NO EXCEPTIONS PLEASE! The escrow deposit will be held in a non interesting bearing account.

A 10% Buyer's Premium will be added to the final bid and be included in the total contract price. Auctioneer reserves right to deny admittance to **any person**. Auctioneer may alter terms of sale through announcement on Auction Day.

**Contract:** The successful high bidder will be required to sign a contract of sale immediately upon the conclusion of the auction with the deposit acting as a down payment (earnest money). This is an Auction Sale and is not subject to an attorney review period. Contract of sale was prepared by Seller's Counsel and should be reviewed prior to the auction.

**Closing:** Will be on or before 30 days following the Auction Date. Payment of the balance of purchase price by certified check or bank cashiers check.

**Broker Participation:** Invited, call for details.

**Disclaimer:** THE PROPERTY IS SOLD "AS IS". All information regarding the properties for sale are from sources deemed reliable, but no warranty or representation is made by the Seller, Auctioneer, Realtor, Affiliates or Employees of the Realtor as to the accuracy or reliability thereof and same is subject to errors, omissions, other conditions, or withdrawal without **notice**. **Prospective Purchasers** must rely solely upon their own investigations and due diligence.

**Financing:** Available to qualified buyers, purchase is not contingent on purchaser financing.

# AUCTION

**5 Waterfront Townhomes**  
**Somers Point (Egg Harbor Twp), NJ**

**Auction Date**  
**February 21<sup>st</sup>, 1 PM**

**Anchorage Poynte**  
**A Private Community**

Max Spann Real Estate & Auction Co.  
P. O. Box 4992  
Clinton, New Jersey 08809



**Property Previews 11 AM-2 PM**

**Saturday, January 24<sup>th</sup>**

**Saturday, January 31<sup>st</sup>**

**Saturday, February 7<sup>th</sup>**

A licensed NJ Real Estate Broker  
In cooperation with Morihan Realty

# AUCTION

**5 WATERFRONT TOWNHOMES WITH 50' BOAT SLIPS**

**SOMERS POINT (EGG HARBOR TWP), NJ**

**FEBRUARY 21<sup>ST</sup>**

**Minimum Bid \$225,000**  
**Previous Asking From \$725,000**



# ANCHORAGE POYNTE

A PRIVATE WATERFRONT COMMUNITY

DRAMATIC EGG HARBOR  
WATER & NATURE VIEWS

## WATERFRONT LIFESTYLE

- 50' Dock with utilities included with each townhome
- Ready to go for the 2015 season! 4 Units fully furnished
- Open floor plan perfect for entertaining friends and family
- Kitchens featuring granite counter tops and breakfast bar
- Covered parking area and convenient outdoor showers
- Close to some of the best beaches in the North East
- Around the corner from Somers Point shopping, fine dining, and nightlife



Auction Date: February 21, 1 PM  
Stockton Seaview Hotel & Golf Club, 401  
South New York Road, Galloway, NJ 08205

## PROPERTY PREVIEWS:

SATURDAY, JANUARY 24<sup>TH</sup> 11-2 PM  
SATURDAY, JANUARY 31<sup>ST</sup> 11-2 PM  
SATURDAY, FEBRUARY 7<sup>TH</sup> 11-2 PM



## Choose Your View – Bid Your Price!

Properties will be sold through Bidder's Choice.

In each round of bidding, the winning bidder chooses their favorite property from the pool of available units. The first Condominium chosen from pool A and first condominium chosen from pool B are guaranteed to be sold at or above the minimum bid, subsequent units will be auctioned subject to seller's confirmation.

Address	Group	Description	Sq. Ft. +/-	Previously Asking	Minimum Bid
7 Neptune Drive *	A	4 Bedroom	3,884	\$725,000	\$285,000
5 Neptune Drive *	A	4 Bedroom	3,884	\$725,000	\$285,000
6 Neptune Drive *	B	3 Bedroom	2,709	\$690,000	\$225,000
4 Neptune Drive *	B	3 Bedroom	2,624	\$680,000	\$225,000
2 Neptune Drive	B	3 Bedroom	2,624	\$680,000	\$225,000

\* Includes Furniture and Furnishings

***Anchorage Poynte** is minutes to The Great Egg Harbor Inlet and the Intercostal Waterway to the Atlantic Ocean. A prime location for all outdoor recreation, such as, fishing, recreational boating, water sports, waterfront restaurants, public and private golf courses. The beaches of Longport, Margate and Ocean City are a few minutes from Anchorage Poynte. And evenings enjoy the nightlife of Somers Point, just around the corner from this peaceful retreat.*

**2-7 Neptune Drive, Somers Point (Egg Harbor Twp), NJ 08244**



## HOW TO BUY AT AUCTION:

- 1) Go online at [www.maxspann.com](http://www.maxspann.com) and sign up for a Property Information Package.
- 2) Attend a Community Property Preview.
- 3) Attend the Auction and Bid Your Price.

**888-299-1438 / [maxspann.com](http://maxspann.com)**

**NEW YORK:** 252 West 37th St, Suite 200E, New York, NY 10018  
**NEW JERSEY:** 1325 Route 31 South Annandale, New Jersey 08801  
**Mailing Address:** P.O. Box 4992 Clinton, New Jersey 08809

On-line Bidding  
available at  
[www.maxspann.com](http://www.maxspann.com)

