

AUCTION

DOWN THE SHORE



NEW BAY FRONT 5 BEDROOM HOME
AVALON MANOR, NEW JERSEY



ABSOLUTE AUCTION
PREVIOUS ASKING \$1.5M

JUNE 9TH 1 PM





New Bay Front
5 Bedroom Home
Avalon Manor, NJ



Max Spann Real Estate & Auction Co.
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A Licensed New Jersey
Real Estate Broker



PROPERTY LOCATION:

52 Seabreeze Lane, Avalon Manor, Cape May County, NJ 08202

Garden State Parkway

Take Garden State Parkway to exit 13 US-9/Swainton/Avalon. At the end of the exit ramp, take Left onto Avalon Blvd toward Avalon. Continue for 1.5 miles, turn Left at the blinking light into Avalon Manor and make immediate Right onto Old Avalon Blvd. Continue on Old Avalon Blvd for 1/2 mile. Turn Right onto Seabreeze Lane. Continue to the property at the end of the Cul-de-Sac, 52 Seabreeze Lane.

AUCTION LOCATION ON SITE:

52 Seabreeze Lane, Avalon Manor, Cape May County, NJ 08202

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PROPERTY PREVIEWS

Saturday, May 26th 12-2 PM

Saturday, June 2nd 12-2 PM

- Bay front 5 Bed, 4.5 bath.
- 3,800^{+/-} sf stunning home.
- Quiet cul-de-sac with unparalleled water views.
- Huge deck, elevator.
- Newest construction in Avalon Manor.
- Bring your boat.
- Rare opportunity!



*Now's the time to buy
a piece of the Jersey Shore.*



Terms and conditions:

Registration: On-line, by fax, e-mail and/or at open houses.

Date and Place of Auction: June 9, 2012 @1PM, 52 Seabreeze Lane, Avalon Manor, NJ.

Terms of Sale: 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 \$20,000. 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!**

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.

Disclaimer: All information regarding the properties for sale are from sources deemed reliable, but no warranty or representation is made by the Seller, Auctioneer, Realtor, Bank, 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. The lender or its agent can bid without announcing the limit of its credit bid. All bidders shall bid anonymously.

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