

Luxury Home Auction

Auction on Site ■ 10am • Saturday • May 31

REAL ESTATE & PERSONAL PROPERTY



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LAKELAND, FL

Auction on Site ■ 10am • Saturday • May 31

PREVIEW

Saturday • 11am-2pm • May 24

8022 W Grove Street
Homosassa, FL 34446

Luxury Home Auction

- Spacious 5 bedroom
- 5 full bathroom/2 half bath
- 5+ car garage
- Indoor heated pool & much more

800-257-4161

higgenbotham.com
auction@higgenbotham.com

M. E. Higgenbotham, CAI, CES, AARE
FL Lic# AU305 AB158

PERSONAL PROPERTY



8' Pool table, Connelly Billiards
1-1/4" Slate, Pro cues & balls



Oak Poker Table
double sided oak/felt



Kyocera wide-format blueprint
machine & copier



1958 Volkswagen Dune Buggy



Treadmill, commercial quality



Inversion Table



Bowflex exercise machine



Swivel bar stools



Jointer/planer,
commercial grade

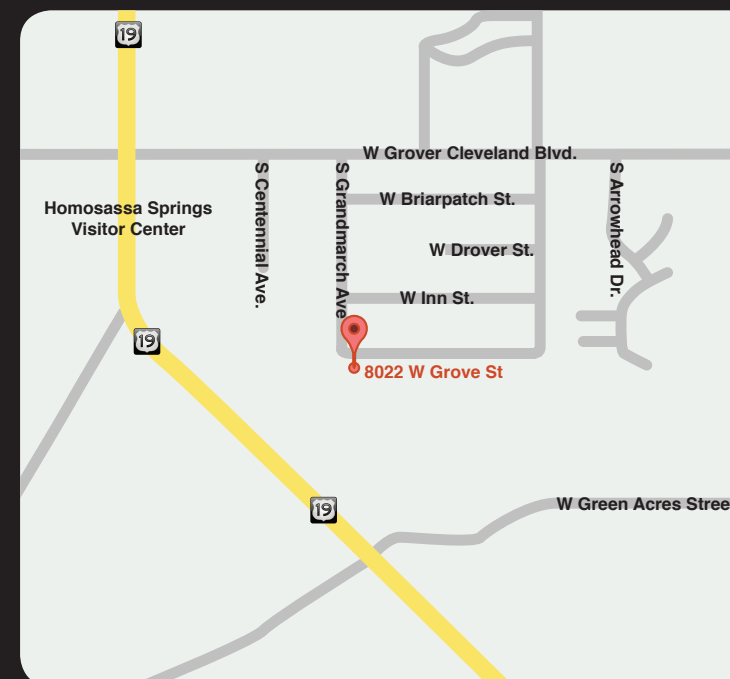


Table saw, commercial grade



Farmall 200 tractor including loader. Grader blade & plow are also available
and will also be auctioned separately

LOCATOR MAP



DIRECTIONS

- From the US 98 & US 19 intersection, head north on US 19 for 6.2 miles.
- Turn right onto W Grover Cleveland Blvd.
- Go .5 miles & turn right on S. Grandmarch Ave. to end.
- Turn left on Grove St. Property is on the right.
- Look for the auction sign!

TERMS

Real Estate: \$50,000 deposit due day of sale. Remaining balance is due at closing on or before 30 days. 10% buyer's premium.

Personal Property: 13% Buyers Premium. A 3% discount will be offered on cash & check purchases. Items purchased will not be released until full payment in received, verified, and approved. Payment may be made with cash, check, Visa, Mastercard, Discover and AMEX.



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INFORMATION

Two Story Single Family Home

2 kitchens

2 master suites

2 laundry areas

• Beds: 5

Master Suite #1: 34' x 23'

Master Suite #2: 23' x 15'

Bedroom #3: 17' x 15'

Bedroom #4: 14' x 12'

Bedroom #5: 14 x 12'

• Full Baths: 5

• Partial Baths: 2

• Living Area: 9800 sqft

• Year Built: 2009

• Lot Size: 1.57± acres



Kitchen features a huge, accommodating breakfast bar



Spacious family room perfect for relaxing or hosting guests



HIGHLIGHTS

- Unique spacious design
- Tremendous attention to detail throughout
- Custom cabinetry
- Enormous granite breakfast bar
- Tri-Color hardwood flooring upstairs
- Quality construction with high attention to detail
- Enhanced ventilation system, humidity control, ozonator

AMENITIES

- Oversized heated/cooled 5+ car garage with workshop
- Indoor heated pool with waterfall
- Multiple fireplaces
- Home theatre/family room
- Home gym leading to sun deck
- Utility shed

APPLIANCES

- Reverse osmosis water filtration
- Dishwasher
- Disposal
- Built-in oven

EXTERIOR FEATURES

- Sun deck
- Balcony
- Covered garage area
- Exterior lighting
- Gutters
- Irrigation system
- Foundation & exterior walls built to ensure longevity & low maintenance

INTERIOR FEATURES

- Master bedroom overlooks grotto
- Vaulted ceilings
- Grotto with heated indoor pool & 30' cascading waterfall



Important notice to all Bidders: All the information contained in this postcard was obtained from sources believed to be correct, but is not guaranteed. Buyers shall rely on their own information, judgement, and inspection of the property and records. All announcements from the Auction block take precedence over any printed or advertised material. This property will be sold subject to any applicable Federal, State, and/or Local Government Regulations. All properties sold AS IS/WHERE IS. All acreages, measurements, & other figures described in this brochure are approximate and therefore not necessarily to scale. Not responsible for accidents or injuries. All properties subject to sale prior to auction. 140531 Produced by Brenmar Advertising, Inc. (863)644-6687