



AUCTION • LISTING • MANAGEMENT

**AMERICAN HERITAGE
REAL ESTATE GROUP**

"Our Family Tradition Since 1959"

Saturday May 18th at 10:30 am
Preview Begins at 9:30 am
Auction Sale Terms / Property Information
405 161ST AVE, REDINGTON BEACH, FL 33708

1. The winning bidder will place today a **5% Earnest Money Deposit based on the Contract Purchase Price** to be held in escrow with American Heritage Auctioneers, LLC.
2. At the conclusion of the sale, the Auctioneer will confirm the bid. Once the bid is confirmed, the buyer will sign the Bid Acknowledgement and the Contract for Sale and Purchase and present the Earnest Monet Deposit. Personal checks will be accepted.
3. The balance will be due at the **closing on or before June 20th, 2024.**
4. The property will be transferred free and clear of all debt, mortgages, notes, liens, encumbrances, and property taxes.
5. The seller will pay for the title insurance policy, which guarantees the property to be free and clear of all debt.
6. The Seller will pay for the documentary stamps.
7. The Buyer will **receive a Warranty Deed** at the closing of the transaction.
8. A **10% Buyers Premium** will be added to the winning bid to create the purchase price that the Buyer will be paying for the home.

- **Beautiful Intercoastal Views dock. Deep Water for Larger Boats**
- **10,000 lbs Boat Lift**
- **3 Car Garage**
- **Nice Renovation Throughout the Home**
- **Total Square Feet of Home: 1,472 / 2,452 Sq Ft.**
- **2023 Property Tax: \$10,162.57.00 – No Homestead**
- **No HOA**
- **Tile Floors Throughout**
- **Beautiful Newer Kitchen and Bathrooms**
- **Large back porch for added square footage.**
- **Easy Boating Access to the Intercoastal, Gulf of Mexico, Restaurants and Much more...**
- **Newer Refrigerator, Dishwasher, and Oven**
- **Proximity to Beach, Restaurants, Shops, and More...**
- **Water - Municipal**
- **Sewer - Municipal**
- **Flood Zone: AE**
- **Year Built: 1953**
- **Construction: Concrete Block on a Concrete Slab**

Property information provided has been obtained from many sources including but not limited to public records, appraisals, surveys, inspection reports, the Seller(s) or the Seller(s) representative. Therefore, you must rely on your own inspection and judgment as to its accuracy. Auctioneers opening statement shall supersede all written or verbal information. Buyer agrees to release Broker from any and all liability arising out of this sale.