



AUCTION • LISTING • MANAGEMENT

**AMERICAN HERITAGE
REAL ESTATE GROUP**

"Our Family Tradition Since 1959"

Saturday June 29th at 10:00 am
Preview Begins at 9:00 am
Auction Sale Terms / Property Information
360 145TH AVENUE E, MADEIRA BEACH, Florida 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 August 8th, 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 Intracoastal Views with Dock. Deep Water for Larger Boats**
- **6,000 lbs. Boat Lift**
- **Impact Ristant Windows Throughout**
- **Total Square Feet of Home: 1,502 / 2,062 Sq Ft.**
- **2023 Property Tax: \$3,407.16 – Homesteaded**
- **No HOA**
- **Terrazzo and Tile Floors.**
- **Beautiful Newer Kitchen.**
- **Screened in Lani with AC/Heat venting ready for added Sg Footage. Opens to a Large Deck.**
- **Easy Boating Access to the Intracoastal, 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: 1963**
- **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.