

# AUCTION

5:00 PM • TUESDAY

DEC 20<sup>TH</sup>

## 3/2.5 END UNIT TOWNHOUSE LOCATED IN RIVER MARINA



### PROPERTY FEATURES:

- Living area - 1,607 sf
- Total area - 1,875 sf
- Designer exterior stone and decorative shutters
- Spanish style concrete roof tile
- Quality CBS construction
- Colonial windows
- Brick paver walkway, entry and covered patio
- Desirable end unit
- New updated A/C
- One car garage with cabinets and workbench

### PROPERTY AMENITIES:

- Community amenities with cabana pool, sun deck and children's playground area
- Easy access to I-95
- Close to Palm City
- Built by Lennar



*This 3/2 End unit Townhome exemplifies the quality of Lennar Construction and Western Martin County. Providing easy access to Palm City and easy reach of its many amenities. Don't miss the opportunity to purchase this home at your price.*

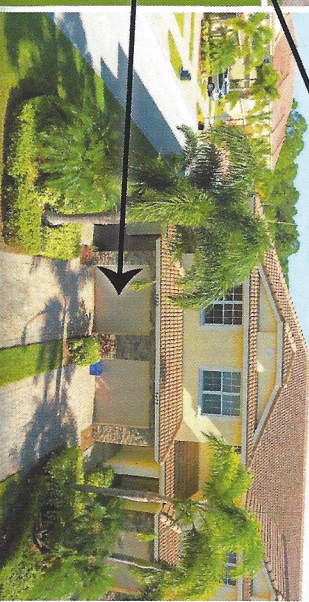
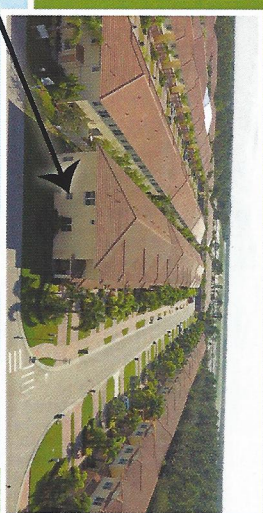
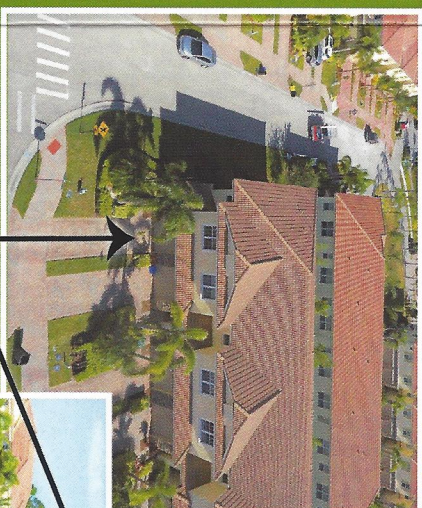
Associate Auctions, LLC  
608 Colorado Ave.  
Stuart, FL 34994  
772.219.8108  
www.UnitedCountry.com



Associate Auctions: *Real Auctions / Real Results*

Licensed Auctioneer & Broker BK30705534U3602

*Auctioneer's Note:*  
Since the Sellers have moved and no longer need this property United Country Real Estate of the Treasure Coast has been authorized to sell this River Marina 3/2 End Unit Townhouse at public auction to the **HIGHEST BIDDER, REGARDLESS OF PRICE!**



9425 SW Purple Martin Way  
Stuart, FL 34997

### TERMS & CONDITIONS OF AUCTION

- SELLS TO HIGHEST BIDDER REGARDLESS OF PRICE
- Sells on an "AS IS" basis
- 10% Buyers' Premium charged
- 10k Cash, Cashier Check, or Check with Bank Letter of Guarantee
- 2016 Taxes will be paid by the Seller
- 10% deposit collected day of auction
- Balance at closing within 30 days of auction
- Possession with deed
- Seller to provide title insurance all other closing costs are at the expense of the buyer

- Inspection by appointment – call auctioneer 772.219.8108
  - Auction conducted on-site rain or shine
  - Up to 2% Broker Participation Offered - call for registration package
- Announcements made at auction take precedence over printed matter.*



# AUCTION

TUESDAY, DEC 20<sup>TH</sup> • 5:00PM



**Real Estate**  
of the Treasure Coast  
& Auction Services

ASSOCIATE AUCTIONS, LLC  
608 Colorado Ave | Stuart, FL 34994  
772.219.8108  
www.UCTreasureCoast.com

FIRST-CLASS MAIL  
U.S. Postage  
**PAID**  
Stuart, FL  
Permit #178

## 3BR/2.5BA TOWNHOUSE IN RIVER MARINA/STUART



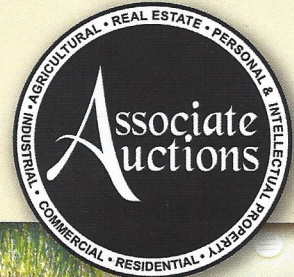
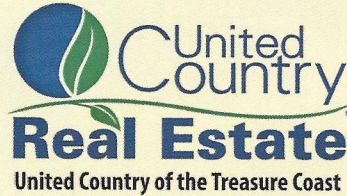
*Sells to the Highest Bidder Regardless of Price!*



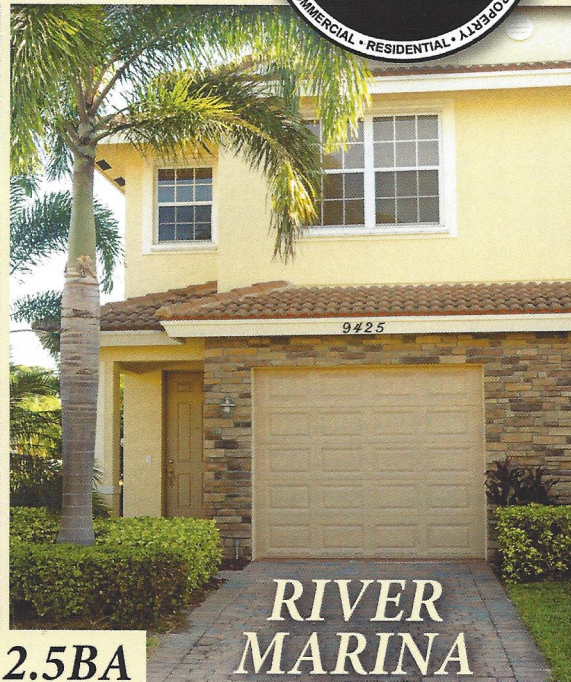
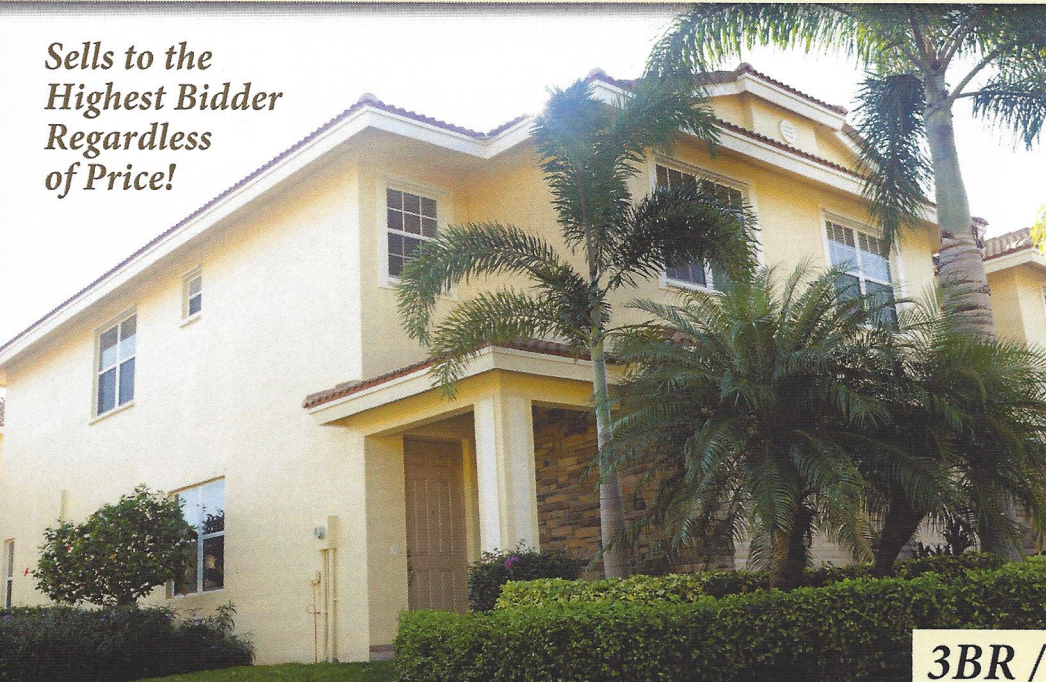
Licensed Auctioneer & Broker BK3070353AU3602

# AUCTION

5:00 PM • TUESDAY  
DEC 20<sup>TH</sup>



*Sells to the Highest Bidder Regardless of Price!*



**3BR / 2.5BA**

**RIVER MARINA**

9425 SW PURPLE MARTIN WAY • STUART, FL 34997