

# OCEANSIDE HOME AUCTION!

2263 Magan's Ocean Walk (Atlantis Sub.)



**SAT • AUG 1 • 11 a.m.**

*Preview at home at 10:00 a.m. (or by prior appt.)*

- Deluxe 4 bedroom, 4.5 bath Oceanside pool home
- CBS construction • **Built in 2005**
- Private Ocean access • 2nd floor ocean views
- Large game room w/ bar • 4-car garage
- Highest quality construction (replacement cost approx. \$1,500,000 - \$2,000,000)
- Total Living Area = 3,880 sq.ft.
- Lot size = 74' x 115' (irregular)
- Yearly HOA fee = \$750. • 2014 taxes = \$14,133.

## **AUCTIONEER'S NOTE:**

**This PRIME, quality home is being Auctioned for the Estate of Charles Jefferson.**

**DIRECTIONS:** From 17th Street Causeway go south on A1A approx. 4 miles to Atlantis Sub. Home is straight ahead on the right just before the ocean. Call Auctioneer's office to preview before the Auction.

## **TERMS:**

Winning Bidder to deposit 10% at Auction  
Pay balance at closing within 30 days  
Title Insurance provided by Seller  
Personal check accepted  
10% Buyer's Premium

Offered in cooperation with  
Boca Executive Realty



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