

Property Summary

Lakefront Capri Model Villa in “The Retreat”

To Be Sold to the Highest and Best Bidder at or Above \$50,000.00



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| Auction Date / Time: | Wednesday, January 27, 2010 @ 1:00 P.M., E.S.T. |
| Auction Location: | Auction Conducted on the Premises: 8459 S.E. Retreat Drive Hobe Sound, Florida 33455 |
| Property Tours: | <ul style="list-style-type: none"> ■ Property Tours are Scheduled for Wednesdays, January 13th and 20th, from 10:00 A.M. to 12:00 Noon or may be shown by your Licensed Real Estate Agent utilizing the Lock Box. ■ One (1) Hour prior to Auction Time |
| Auction Day Deposits: | <ul style="list-style-type: none"> ■ A \$5,000.00 Cashier's Check made payable to Fox, Wackeen, Dungey, Trust Account ■ The Total Deposit required on Auction Day is 10% of the Total Contract Price. Therefore, an Additional Deposit will be required in the form of a Business or Personal Check |
| Broker Participation: | <ul style="list-style-type: none"> ■ 3% of the Bid Price ■ Call 800.331.6620 or visit www.fisherauction.com for the Mandatory Real Estate Buyer Broker Participation Registration Form |

Property Name:

“The Estate of Bradley K. Fox”

Property Address:

8459 S.E. Retreat Drive
Hobe Sound, Florida 33455

Property Description:

Two (2) Bedroom and Two (2) Bathroom Attached Villa with Garage Located in “The Retreat”, a DiVosta Community

Property Directions:

From I-95 exit 101, take ramp right for SR-76 East / SW Kanner Hwy. toward Stuart 1.0± miles. Turn right onto SE Cove Rd. 3.2± miles. Turn right onto US-1 South / SR-5 South / SE Federal Hwy. 2.1± miles (*Unocal 76 on the corner*). Turn right onto SE Seabranh Blvd. 2.5± miles. At roundabout, take 1st exit onto SE Retreat Dr. 0.2± miles. Arrive at 8459 SE Retreat Dr., Hobe Sound, FL 33455-89440. (*The last intersection is SE Angelina Ct.*)

Location Description:

- Walking Distance to the Clubhouse Providing Lighted Tennis Courts, Heated Swimming Pool, Meeting Room with Full Kitchen, Mail Room
- Near Schools including Seawind Elementary School
- Close to Shopping, Restaurants, Banking, etc.

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| <u>Legal Description:</u> | Lot 300, Phase 3 Retreat – PUD (PB 15, PG 53) |
| <u>Improvement Data:</u> | <ul style="list-style-type: none"> ■ Two (2) Bedrooms and Two (2) Bathrooms ■ Total of 1,576± Square Feet |
| <u>Land Size:</u> | 7,448± SF |
| <u>2009 Real Estate Taxes:</u> | <ul style="list-style-type: none"> ■ \$1,838.59 with no Homestead Exemption ■ Parcel No. 11-39-41-001-000-03000.00000 ■ Taxable Assessment Value of \$103,240.00 |
| <u>Flood Zone:</u> | Zone X (500) Not a Flood Zone Area |
| <u>Retreat Home-Owners Association:</u> | <ul style="list-style-type: none"> ■ Dues - \$673.00 per Quarter ■ Includes Maintenance and Electric of Common Area, Amenities, General Liability Insurance, Landscaping |
| <u>Utilities:</u> | <ul style="list-style-type: none"> ■ Water – Supplied by Martin County ■ Sewer – Supplied by Martin County ■ Electrical – Supplied by Florida Power & Light ■ Telephone – Supplied by AT&T ■ Cable Television – Supplied by Adelphia ■ Police / Fire Rescue – Martin County Sheriff / Fire Rescue |
| <u>Construction:</u> | CBS |
| <u>Year Built:</u> | Approximately 2003 |
| <u>Air Conditioning:</u> | Central Air and Heat |
| <u>Flooring:</u> | White Ceramic Tile Throughout |
| <u>Windows / Treatments:</u> | <ul style="list-style-type: none"> ■ Awning Slide-up ■ Storm Protection Shutters ■ Vertical Blinds |
| <u>Roof:</u> | Barrel Tile |
| <u>Irrigation System:</u> | Automatic Timer |
| <u>Garage:</u> | Two (2) Car with Automatic Door Opener |

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| <u>Kitchen:</u> | <ul style="list-style-type: none"> ■ Equipped with the following; <ul style="list-style-type: none"> - White Wood Cabinetry with Formica Counter Tops and Tile Backsplash - GE Profile Oven / Stove - GE Triton Dishwasher - GE Microwave - White Enamel Double Wash Basin with Waste Disposal |
| <u>Living Room:</u> | <ul style="list-style-type: none"> ■ Located off the Kitchen ■ Cathedral Ceiling |

Family / Dining Room:

- Located off the Kitchen and Master Bedroom
- Sliding Glass Doors onto a Covered Screened Patio Overlooking the Lake

Master Bedroom:

- Overlooking the Lake
- Walk-in Closet with Built-ins
- Master Bathroom is ready for Renovation

Guest Bedroom / Bathroom:

- Walk-in Closet
- Bathroom includes;
 - Watercloset
 - Vanity with Wash Basin
 - Bathtub / Shower Combination

Laundry Room:

- Maytag Washer and Dryer
- Large Wash Basin
- Storage Cabinetry

Additional Features:

- Brick Paver Driveway
- Covered Column Entryway
- Security System
- Recessed Lighting
- Community Social Activities

Disclosure:

Mr. Fox passed away within the Master Bathroom. Therefore, all Fixtures and Walls Needed to be Removed.

Complete Property Information Package is and may be downloaded via our website at www.fisherauction.com

The information above has been obtained from sources deemed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. It is your responsibility to independently verify the accuracy and completeness of the information.