

Property Summary

Marsh Harbour Townhomes and Villas



1000 Marsh Harbour Drive, Riviera Beach, Florida 33404

65± Townhomes and Villas
20 Units Selling ABSOLUTE to the Highest Bidder(s) with No Reserves
Buy One or More!

Auction Date / Time / Location:	Saturday, March 13, 2010 @ 11:00 A.M. E.S.T. (Registration Begins at 9:00 A.M.) DoubleTree Palm Beach Gardens Hotel & Executive Meeting Center 4431 PGA Blvd. Palm Beach Gardens, FL 33410 561.622.2260
Directions:	From I-95 Exit PGA Blvd, (Exit 79). Turn West on PGA. Hotel entrance is 1/4 mile on the right. Or take Florida Turnpike (Toll) to PGA Blvd, (Exit 109). Turn East on PGA to Military Trail, and turn left. Hotel entrance is immediately on the right.
Buyer / Broker Seminar Date / Time / Location:	Thursday, February 25, 2010 @ 6:00 P.M. E.S.T. Marsh Harbour Clubhouse 1000 Marsh Harbour Drive Riviera Beach, Florida 33404
Directions:	From I-95 Exit #76 Blue Heron Boulevard East to Congress Avenue. Turn right and proceed to Marsh Harbour Entrance on the right.
Auction Day Deposit(s):	<ul style="list-style-type: none"> ➤ A \$5,000.00 (Per Townhome / Villa) or \$2,000.00 for pre-approved FHA bidders (per Townhome / Villa) Cashier's Check or Certified Funds payable in U.S. Funds from a U.S. Bank to Title Matters, LLC Escrow. ➤ An Additional Deposit totaling 10% (3.5% for FHA pre-approved bidders) of the Total Contract Price in the form of a Business or Personal Check from a U.S. Bank in U.S. Funds. ➤ See optional Wiring Instructions in the General Terms and Conditions of Sale.
Broker Participation Welcome:	3% of the Bid Price. Visit www.fisherauction.com for the Mandatory Real Estate Buyer Broker Participation Registration Form.
Property Tours:	<ul style="list-style-type: none"> • The Onsite Auction Sales Center is located in the Marsh Harbour Clubhouse and will be open daily from 10:00 A.M. to 6:00 P.M.

- Call Anne Conner at 866.400.5990 to schedule a guided tour

PROPERTY HIGHLIGHTS

- Choice of Ten (10) Modern Floor Plans
- Gated Secured Entry
- Amenities Include a Luxurious 4,272± SF Clubhouse, State of the Art Fitness Center, Lighted Tennis Court, Pool and Heated Spa, and Recreation Areas
- Six (6) Scenic Lake and Canal Views from many Units
- Well Located on Congress Avenue with Close Proximity to Area Beaches, Shopping, Entertainment and Palm Beach International Airport

<u>Property Name:</u>	Marsh Harbour Townhomes and Villas
<u>Property Address:</u>	1000 Marsh Harbour Drive Riviera Beach, Florida 33404
<u>Location:</u>	<ul style="list-style-type: none"> • West Side of Congress Avenue • North of Beeline Highway (710) • South of Blue Heron Boulevard
<u>Property Description:</u>	A 402± Unit, 52 Building Gated Townhome and Villa Community on 19± Acres
<u>Property Directions:</u>	From I-95 Exit #76 Blue Heron Boulevard West to Congress Avenue. Turn right and proceed to Marsh Harbour Entrance on the right.
<u>Year Built:</u>	Approximately 2006
<u>Parking Areas:</u>	<ul style="list-style-type: none"> • Condominium - One (1) Space in Front and One (1) Extra • Townhome – Two (2) Spaces Available
<u>Unit Leasing:</u>	Twelve (12) Month Minimum no more than Two (2) Times within any Calendar Year with Association Approval
<u>Pets:</u>	<ul style="list-style-type: none"> • Two (2) Pet Maximum with a Thirty-five (35) Pound Maximum Aggregate • One (1) Pet may not Exceed Twenty-five (25) Pounds • Mandatory Leash and Solid Waste Clean-up Rules Apply
<u>Construction:</u>	CBS
<u>Windows:</u>	Metal Frame
<u>Maintenance Fee(s):</u>	See Unit Inventory Spreadsheet
<u>Real Estate Taxes:</u>	Riviera Beach Millage rate is \$23.46 per \$1,000.00 on Purchase Price

Recreational and Common Facilities / Amenities

Marsh Harbour Clubhouse:

- 4,272± SF
- Luxurious Appointments and Furnishings

Fitness Center:

- State of the Art Equipment
- Private Key Access
- 2,057± SF

Swimming Pool:

- Rectangular / Oval Shape and Heated Spa
- 4,712± SF Open Deck

Tennis Court:

- Regulation Size
- Lighted for Evening Play

Residence Features:

- A choice of twelve exceptionally designed floor plans
- Steel-reinforced concrete block construction-1st Floor
- Color cement flat roof tiles using "Nail-on" system
- Stucco soffits with vents
- Fully sodded lots with professionally designed landscaping
- Garage with finished walls
- Hose bib
- Exterior weatherproof outlet (G.F.I.)
- Metal garage door with one outlet for optional automatic door opener
- Paver walkway and driveway
- Decorative exterior lights
- Knockdown textured ceiling and walls except bath
- Insulated weather-resistant entry door
- Electric door chime
- 12" X 12" ceramic tile flooring in foyer
- 12" X 12" ceramic tile flooring in interior air-conditioned laundry room
- 9 ft. ceilings
- Colonial trim with raised panel interior doors
- Luxurious Shaw wall-to-wall carpeting in a variety of designer colors installed over dense padding
- Colonial bi-fold closet doors
- White aluminum framed sliding glass doors and windows w/ marble sills
- Walk-in closet in Master Suite
- AC ducts to all full baths and walk-in closets
- Vinyl-coated ventilated shelving in all closets
- Decora-style rocker light switches
- R-19 Fiberglass insulation over all air-conditioned space
- R-11 Fiberglass insulation in garage
- R-4.2 Foil insulation on all exterior masonry walls
- Engineered air-conditioning system
- 50 gallon Energy-Mizer insulated water heater
- 6" X 6" ceramic tile floors and tub walls for all baths

- Color-coordinated marble countertop in Master Bath
- Single-lever Moen faucets for all sinks, tubs and showers
- Custom-designed wood vanity with concealed hinges in all baths
- Cultured marble top and full vanity mirrors in all full baths
- 12" X 12" ceramic tile flooring
- GE refrigerator/freezer with icemaker
- GE self-clean oven with space saver microwave
- GE washer and dryer in most units
- Deluxe 1/3 h.p. in-sink food disposal
- Quality crafted custom designed wood kitchen cabinets with concealed hinges
- Laminate countertops

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.



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.