

## Property Summary (Property #1)



<b>Auction Date / Time:</b>	Saturday, April 10, 2010 @ 11:00 A.M. E.D.T.
<b>Auction Location:</b>	Embassy Suites Hotel – Fort Lauderdale, 1100 SE 17 <sup>th</sup> Street Fort Lauderdale, Florida 33316
<b>Directions:</b>	From I-95 Exit #25, (SR-84 East / Marina Mile Blvd). Travel East to U.S.1; Turn Left to S.E. 17 <sup>th</sup> Street. Turn Right and Hotel is on your Right.
<b>Property Tours:</b>	<ul style="list-style-type: none"> <li>■ Property Tours are Scheduled for Thursdays, March 11<sup>th</sup>, 25<sup>th</sup> and April 8<sup>th</sup> from 10:00 AM to 12 Noon</li> </ul>
<b>Auction Day Deposits:</b>	<ul style="list-style-type: none"> <li>■ A \$100,000.00 Cashier's Check made payable to Furr &amp; Cohen P.A. Trust Account</li> <li>■ An Additional Deposit totaling 10% of the Total Contract Price in the form of a Business or Personal Check</li> </ul>
<b>Broker Participation:</b>	<ul style="list-style-type: none"> <li>■ 3% of the Bid Price</li> <li>■ Call 800.331.6620 or visit <a href="http://www.fisherauction.com">www.fisherauction.com</a> for the Mandatory Real Estate Buyer Broker Participation Registration Form</li> </ul>

**Property Address:**

1744 S.E. 9<sup>th</sup> Street  
Fort Lauderdale, Florida 33316

**Property Description:**

A Four (4) Bedroom, Five (5) Bathroom - Two (2) Story Waterfront Home in Prestigious "Rio Vista Isles" (approximately 85% complete)

**Property Directions:**

From I-95 Exit #27 (Broward Boulevard) East to Federal Highway (U.S. 1). Turn Right and proceed to S.E. 9<sup>th</sup> Street. Turn Left to Address.

**Location Description:**

- East of Federal Highway (U.S. 1)
- Private Dead End Cul-de-Sac Street
- South Side of S.E. 9<sup>th</sup> Street
- Port Everglades Ocean Access
- Minutes to the Beaches / Downtown Fort Lauderdale / Shopping – Galleria Mall / Fort Lauderdale-Hollywood International Airport

**City / County:**

Fort Lauderdale, Broward County, Florida

**Legal Description:**

Rio Vista Isles Unit 5, 8-7B, Lot 24 E 1/2, Lot 25 Blk 16

<b><u>Improvement Data:</u></b>	<ul style="list-style-type: none"> <li>■ Four (4) Bedrooms and Five (5) Bathrooms</li> <li>■ Total of 4,409± SF</li> <li>■ Total Living Area of 3,745± SF</li> </ul>
<b><u>Land Size:</u></b>	<ul style="list-style-type: none"> <li>■ 9,375± SF</li> <li>■ 75± Ft. x 125± Ft.</li> <li>■ Rectangular Shape</li> </ul>
<b><u>Water Frontage:</u></b>	<ul style="list-style-type: none"> <li>■ 75± Feet of Seawall on Wide Canal</li> <li>■ Deep Water with Direct Access to the Atlantic Ocean</li> <li>■ 1± Mile to Port Everglades</li> <li>■ No Fixed Bridges</li> </ul>
<b><u>Exposure:</u></b>	<ul style="list-style-type: none"> <li>■ Front - North</li> <li>■ Rear - South</li> </ul>
<b><u>2009 Real Estate Taxes:</u></b>	<ul style="list-style-type: none"> <li>■ \$20,306.72 without Homestead Exemption</li> <li>■ Parcel No. 5042-11-22-1130</li> <li>■ Tax Assessment Value of \$1,022,380.00 (land only)</li> </ul>
<b><u>Zoning:</u></b>	RS-4, Residential Single Family
<b><u>Flood Zone:</u></b>	<ul style="list-style-type: none"> <li>■ Zone AE</li> <li>■ FEMA Map No. 12011C0219F</li> </ul>
<b><u>Utilities:</u></b>	<p>Water: Serviced by City of Fort Lauderdale  Sewer: Serviced by City of Fort Lauderdale  Electric: Serviced by Florida Power and Light  Telephone: Serviced by BellSouth  Cable TV: Serviced by Comcast</p>
<b><u>Construction:</u></b>	CBS
<b><u>Year Built:</u></b>	<ul style="list-style-type: none"> <li>■ Under Construction</li> <li>■ Property is estimated to be 85% built</li> </ul>
<b><u>Roof:</u></b>	Flat Tile
<b><u>Windows:</u></b>	<ul style="list-style-type: none"> <li>■ High Impact Resistant</li> <li>■ Single Hung</li> </ul>
<b><u>Garage:</u></b>	<ul style="list-style-type: none"> <li>■ Two (2) Car</li> <li>■ 430± SF</li> <li>■ Automatic Door Opener</li> </ul>
<b><u>Swimming Pool:</u></b>	In-ground
<b><u>Pool / Patio Area:</u></b>	Brick Paver Deck
<b><u>Driveway</u></b>	Brick
<b><u>Dock:</u></b>	<ul style="list-style-type: none"> <li>■ 75± Feet</li> <li>■ Concrete Construction</li> </ul>

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## Improvements

**First Floor:**

- Marble Flooring, Crown Molding and Custom Baseboard throughout
- Marble Stairway with Decorative Iron Railing
- Kitchen with Granite Countertops and Unfinished Cabinetry and Breakfast Area
- Living Room, Family Room, Dining Room, Den and Laundry Room
- Under Stair Storage Room
- Bathroom with Set-up for Shower, Vanity, Watercloset, and Entrance to Pool / Patio Area

**Second Floor:**

- Media Area
- Master Bedroom
  - Separate Office / Vanity Room
  - Walk-in Closet
  - Door to Private Balcony Overlooking Pool / Patio / Waterway
- Master Bathroom
  - Double Marble Wash Basins
  - Jacuzzi Tub
  - Set-up with Separate Watercloset

**Guest Bedroom 1:**

- Bathroom Set-up for Shower, Vanity and Watercloset
- Walk-in Closet
- Waterway View

**Guest Bedroom 2:**

- Bathroom with Tub / Shower, Vanity and Set-up for Watercloset
- Closet with Double Doors

**Guest Bedroom 3:**

- Bathroom with Tub / Shower, Vanity and Set-up for Watercloset
- Closet with Double Doors

**Complete Property Information Package Available by calling 800.331.6620 or may be downloaded via our website at [www.fisherauction.com](http://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.