

# FOR SALE BY PUBLIC AUCTION

## LAKEFRONT 3 BED 2 BATH POOL HOME



### WHEN

Saturday, Dec 16th  
@10am

### WHERE

On Site:

8390 Dunnellon Rd,  
Weeki Wachee, FL

### OPEN HOUSE

SUN DEC 10th from 12-2pm  
and day of sale from 9am

Suggested Opening Bid: \$275,000

- Lakefront 3 bed 2 bath home
- 1,628 s/f of AC
- Large screened pool area overlooking the lake
- Oversized 2 car garage
- New roof in 2021
- Located in a beautiful golf course community



COLDWELL BANKER  
REALTY

Steve Doran P.A.  
813-317-5711

#### Terms and conditions:

At the Auction, winning bidder will be required to place a 5% deposit based on the purchase price of the property with the escrow agent. Personal or business check will be accepted. The balance will be due at closing within 30 days. The Seller will pay for and provide a Title Insurance Policy. The Seller will provide the deed. The Buyer will pay for the Documentary Stamps. All prorations will be as of closing day. Coldwell Banker and the Seller expressly disclaim any liability for errors, omissions or changes regarding any information provided for this sale. Potential purchasers are strongly urged to rely solely upon their own inspection and due diligence in preparing to purchase this property and are expressly advised not to rely on any representation made by the seller or their agents. Coldwell Banker represents the seller only.