

# FOR SALE BY PUBLIC AUCTION

## RELOCATION OPPORTUNITY



### WHEN

Saturday, April 13th  
@ 10 AM

### WHERE

On Site:

303 Charleston Ave,  
Crystal Beach, FL

### OPEN HOUSE

Sun April 7th From 12 till 3  
Day of the Sale from 9 AM

### Suggested Opening Bid: \$775,000

- MAGNIFICENT!!
- 4 Bed 3 Bath 3 Car Garage
- 2,454 SF AC 3,423 Total
- Built in 2002
- Pool & Spa
- Towering Ceilings
- Natural Light Galore
- Golf Cart Community
- Schools: Ozona-PHM-Palm Harbor University
- No Flood Insurance Required



COLDWELL BANKER  
REALTY

Vincent H Gepp P.A.  
727-481-7042

#### 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 45 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.