Live Auction
Thursday April 9 at 12pm

Peninsula Estate in Bonita Springs

27450 Harbor Cove Court, Bonita Springs, FL 34134

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Individual Seller Selected Auction

NEW ROOF & NEW BOAT LIFT! Quite simply the most talked about house on the river, and perhaps in all of Bonita Bay. There are water and nature views from almost everywhere in the home. Bordered on the east side by the playground of manatees, dolphins and an endless variety of native birds, and on the west side by the Imperial River, which leads to the Gulf of Mexico. 780 ft of shoreline. A boater and water sports enthusiast’s dream!

The home was designed and built by one of the area’s leading architects and contractors, on an oversized lot shaped like the state of Florida! The main house has a stunning master bedroom and four guest bedrooms.

The guesthouse has two bedrooms, both are en suite. Gourmet kitchen opens to leisure room. Sports bar themed game room. Wine cellar. Amazing pool and recreation area stretches between main and guest house.
Too much to adequately describe. Must be seen to be appreciated. Built in 1995. Approx 0.82ac lot. Taxes approx $30,060 ('19). 4-car attached garage. HOA fees $272/M. Hidden Harbor subdivision.
Thank you for participating in this Williams & Williams Auction. It is important that you familiarize yourself with these terms and conditions before the auction starts. All sales are final and irrevocable. The terms of sale are negotiable. Good luck and good bidding!

Registration at the auction (online and/or in person) finalizes each bidder’s agreement to the terms and conditions, which are incorporated by reference into your bidding. Do not bid until you have read the terms and conditions. The High Bidder will be required to pay a Williams & Williams Technology Fee of $199 at closing. Bidding you are representing to Williams & Williams (“Broker”) and/or “Auctioneer” and the seller that you have read and agree to be bound by the terms and conditions for this sale as stated herein. DO NOT BID unless you have registered, received a Buyer’s Card and Auction Day Notes, and have read and agreed to be bound by the terms of sale in the Contract as they are enforceable against you upon becoming a high bidder. All properties are sold “AS IS, WHERE IS” with no financing, inspection or other contingencies to sale. Williams & Williams represents the Sellers only and does not inspect properties on bidder’s behalf. The Contract for Sale contains all relevant information.

The Parties agree that the Down Payment is non-refundable, and, at Seller’s request, shall immediately be released to Seller in accordance with the Contract for Sale. Each high bidder must make a 10% non-refundable deposit per property ($5,000 minimum - which ever is greater) immediately following auction. Cash, cashier’s checks, personal checks and business checks (electronically processed) are accepted. If you or a resident/citizen of a country outside of the US, certified funds (bank check, wire transfer, certified checks) are required for the down payment and closing. The balance of the purchase price, all closing costs, and the Technology Fee are due at closing. Closing costs generally range from $750-$3,000 and include title, title policy, closing fee, filing costs and any other fees noted unless otherwise noted in the Contract.

The Parties acknowledge Buyer will tender the Down Payment in the form of a certified check, cashier’s check, money order, or personal/business check, and said instrument will be payable to the Escrow Agent and disbursed to the Closer identified in the Contract for Sale prior to the Closing Date and following clearance of funds by the issuing financial institution. Interest, if any, earned on the Down Payment shall be deemed part of the Down Payment and shall be applied together with the principal portion of the Down Payment to the Purchase Price. The Parties agree that upon a fully executed Contract, the Down Payment is non-refundable, and, at Seller’s request, shall immediately be released to Seller in accordance with the Contract for Sale. If Seller accepts Buyer’s high bid, then the Contract for Sale shall continue in full force and effect and the Closing Date shall occur no later than thirty (30) days following the date of Seller’s acceptance, except as otherwise may be allowed in accordance with the terms of the Contract for Sale. Buyer(s) agree that Seller may terminate the Contract for Sale, in Seller’s sole and absolute discretion, in the event the Seller does not accept the Buyer’s high bid. BUYER UNDERSTANDS AND AGREES IF SELLER HAS PERFORMED SELLER’S OBLIGATIONS UNDER THE CONTRACT FOR SALE, AND IF AT CLOSING THE BUYER FAILS TO PAY THE BALANCE OF THE PURCHASE PRICE OR TO PAY ANY OTHER OBLIGATIONS UNDER THE CONTRACT FOR SALE, THE DOWN PAYMENT WILL BE DISBURSED PURSUANT TO THE TERMS OF THE CONTRACT FOR SALE HEREIN. The Parties acknowledge Buyer will tender the Down Payment in the form of a certified check, cashier’s check, money order, or personal/business check, and said instrument will be payable to the Escrow Agent and disbursed to the Closer identified in the Contract for Sale prior to the Closing Date and following clearance of funds by the issuing financial institution. Interest, if any, earned on the Down Payment shall be deemed part of the Down Payment and shall be applied together with the principal portion of the Down Payment to the Purchase Price. The Parties agree that upon a fully executed Contract, the Down Payment is non-refundable, and, at Seller’s request, shall immediately be released to Seller in accordance with the Contract for Sale.

Your inspection of the property(ies) and attendance at the auction are at your own risk. Broker, Seller, their agents and employees, expressly disclaim any “invitee” relationship and shall not be liable to any person for damage to their person or property while in, on or about these properties, nor shall they be liable for any defects, dangers or conditions on the property(ies). All persons entering the property(ies) and attending auction at their own risk and shall defend, indemnify and save harmless Broker, Seller, their agents and employees, from any and all liability attendant thereto.

All the information contained on this property was obtained from official county maps or other sources deemed reliable but is not guaranteed and may be in error. Seller DOES NOT WARRANT the accuracy thereof. Seller has made no independent investigation of any information provided and assumes no responsibility for the providing of or absence of any information, whatsoever, or for the accuracy thereof. All auctions are subject to court or seller approval. Seller has (4) business days in which to accept or reject the high bid received at auction and Buyer’s high bid is irrevocable during this time. Buyers are not allowed possession until closing and filing of the deed, at which time the property should be re-keyed. If for any reason the court or Seller approval is not granted, the Down Payment shall be returned in its entirety to the high bidder. “Showing” requests from Buyers after the auction may not be able to be accommodated.

If more than one property is being auctioned, the Auctioneer may choose to offer a group of the properties for auction at the same time. This is called “BUYER’S CHOICE” and is to accommodate buyers who have an interest in more than one property and/or have 2nd and 3rd choices if they are out bid for a favorite property. Upon winning the bid, please choose which property, or properties, you want. You pay the high bid price for each property selected. Each sale is final and stands alone. Remaining properties are then offered in another round of bidding. Anyone may bid at any time, including prior High Bidders.

Williams & Williams and the Seller expressly disclaim any liability for errors, omissions or changes regarding any information provided for these sales. Please read the Contract and Auction Day Notes for a full and complete understanding of Williams & Williams and Seller’s disclosures. Bidders are strongly urged to rely solely upon their own inspections and opinions in preparing to purchase property and are expressly advised not to rely on any representations made by the Seller or their agents and employees. Property information may change without notice and potential purchasers should invest all data fully before relying upon it.

DISCLOSURES

1. All properties are sold “AS IS, WHERE IS” with no financing, inspection or other contingencies to sale.
2. Escrow. Buyer acknowledges receipt of the Joint Escrow Instructions that modifies the Contract for Sale to provide for a designated Escrow Agent to hold down payment funds. Buyer and Seller agree that the Escrow funds may be held in a trust/escrow account located outside of the state where the Property is located.
3. Personal Property Not Included. Only title to the real estate is being conveyed. Personal property may be present, but is not included in the auction. Removal of personal property remaining on site at the time of closing is the responsibility of the Buyer.
4. Buyer acknowledges receipt of seller signed disclosures dated 2/19/20
5. Association Disclosure. Buyer acknowledges and understands that property is bound by the assessments, restrictions of a condo/home/property owners association, and Buyer agrees to be bound by same. Buyer agrees to assume any special assessments that may be payable in installments that are not yet due. Due dates are approximately $272 per month and are subject to change.
6. Radon Gas Disclosure. Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county health department.
7. PROPERTY TAX DISCLOSURE SUMMARY: BUYER SHOULD NOT RELY ON THE SELLER’S CURRENT PROPERTY TAXES AS THE AMOUNT OF PROPERTY TAXES THAT THE BUYER MAY BE OBLIGATED TO PAY IN THE YEAR SUBSEQUENT TO THE PURCHASE. A CHANGE OF OWNERSHIP OR PROPERTY IMPROVEMENTS TRIGGERS REASSESSMENTS OF THE PROPERTY THAT COULD RESULT IN HIGHER PROPERTY TAXES. IF YOU HAVE ANY QUESTIONS CONCERNING VALUATION, CONTACT PROPERTY APPRAISER’S OFFICE FOR INFORMATION.

Updated 3/2/2020

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• Energy Efficiency Disclosure. Buyer acknowledges receipt of the Florida Energy-Efficiency Rating Information Brochure required by Section 553.996, F.S.

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