



REAL ESTATE AUCTION

**Luxury Single Family Home and
Two Vacant Lots**

Saint James City, Florida

ONLINE AUCTION
EVENT
JUNE 6TH
AT 10 AM ET

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OVERVIEW

REAL ESTATE AUCTION

Fisher Auction Company is pleased to present via Online Auction Event a Luxury Single Family Home and Two Buildable Residential Lots being sold individually in the Heart of Pine Island in Saint James City, Florida.

PROPERTY HIGHLIGHTS

- Prime Location in the Heart of Pine Island on a Large .51± Acre Lot
- Beautiful 2 Story 4 Bedroom, 3 Bathroom Home Built in 2015 with Luxurious Finishes Throughout
- Tropical Oasis including Landscaping and Gardens with Mature Palms, Bamboo, Seagrape and Sugar Cane
- Prestigious Subdivision with Custom Built Homes on Large Lots
- Close Proximity to Pine Island Commercial Marina and a short drive to Area Marinas
- Ornate Crown Molding, Recessed Ceilings and Custom Lighting complemented with 10' Ceilings
- Major Upgrades from 2021 - 2023 including Luxury Plank Vinyl Flooring, Marble and Granite Bathrooms, Marble Backsplash, Stacked Stone Feature Wall / High Top Counter in Kitchen
- Magnificent 8' High Doors Throughout
- Perfect Investment with Rental Opportunity
- Awesome Front Porch and Back Porch with 3 Sets of French Doors for spectacular Sunrise and Sunset Views
- Within Minutes via Area Marinas to The Gulf of Mexico, World Class Fishing and the Pristine Beaches of Sanibel and Captiva
- Convenient Location only 45 Minutes to Southwest Florida International Airport
- Large His and Hers Walk-In Closets
- Extensive Exterior Improvements with Paver Driveway and Back Patio and Seashell Walkways
- In-Ground Heated Saltwater Pool with Stone Featured Waterfall, Screen Enclosure and Travertine Tile
- Huge 750+ SF Two Car Garage with Epoxy Flooring and Storage Closets
- Covered Lanai with Open Pool Views and Mediterranean Arches perfect for Entertaining
- Professionally Designed Brick and Stone Outdoor Fireplace with Paver Sitting Area
- Each of the two Buildable Lots are over a half acre in size and await plans to build your dream homes



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LUXURY SINGLE FAMILY HOME

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PROPERTY DETAILS

- **Address:** 5274 Anchorage Drive, Saint James City, Florida 33956
- **Directions:** From I-75 Exit #143-Bayshore Road. Go West onto Pine Island Road to Stringfellow Road. Turn left on Stringfellow. Go to Fairbanks Drive and turn right. Go to the end of Fairbanks and turn left on Juneau Court and go to Anchorage Drive. Turn left on Anchorage Drive. House is on the left.
- **Luxury Home:** Total of 2,452± Square Feet, First Floor - Large Family Room with Kitchenette, Bedroom with Built-In Bookcase and Sitting Area, Bathroom and Two Car Garage. Second Floor-Living Room, Dining Room, Kitchen with Custom Wood Cabinetry, High End Appliances and Granite Surfaces, Master Bedroom with His/Hers Walk-In Closets, Master Bath with Floor-to-Ceiling Marble Tiles, Two Guest Rooms, Bathroom, Open Front Porch, and Screened Back Porch
- **Location:** North side of Anchorage Drive
- **Construction:** Concrete Foundation, Wood Frame Walls, Metal Roof, Stucco and Hardie Plank Siding, Aluminum Windows, Tile, Marble, and Luxury Vinyl Plank Flooring
- **Zoning:** RS-1
- **2023 Taxes:** \$4,334.66 (Strap No. 04-45-22-05-0000H.0280)
- **HVAC:** Central System
- **Year Built:** 2015
- **Frontage:** 110± Feet along Anchorage Drive
- **Land Area:** .51± Acres / 22,215± Square Feet
- **Legal Description:** KREAMERS AVACADO SUBD DESC OR 1833 PG 3314 LOT 28 BLK H U 5
- **Utilities:** Municipal Water and Septic System

LUXURY SINGLE FAMILY HOME

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LOT 55

REAL ESTATE AUCTION



PROPERTY DETAILS

- **Address:** 5265 Anchorage Drive, Saint James City, Florida 33956
- **Location:** South side of Anchorage Drive
- **Directions:** From I-75 Exit #143-Bayshore Road. Go West onto Pine Island Road to Stringfellow Road. Turn left on Stringfellow. Go to Fairbanks Drive and turn right. Go to the end of Fairbanks and turn left on Juneau Court and go to Anchorage Drive. Turn left on Anchorage Drive. The Lot is on the right
- **Zoning:** RS-1
- **2023 Taxes:** \$470.43
- **Strap No.** 04-45-22-05-0000D.0550
- **Frontage:** 90± Feet along Anchorage Drive
- **Land Area:** .513± Acres / 22,346± Square Feet
- **Legal Description:** KREAMERS AVACADO UT V U/R DESC OR 1815 PG 1362 LOT 55

LOT 8

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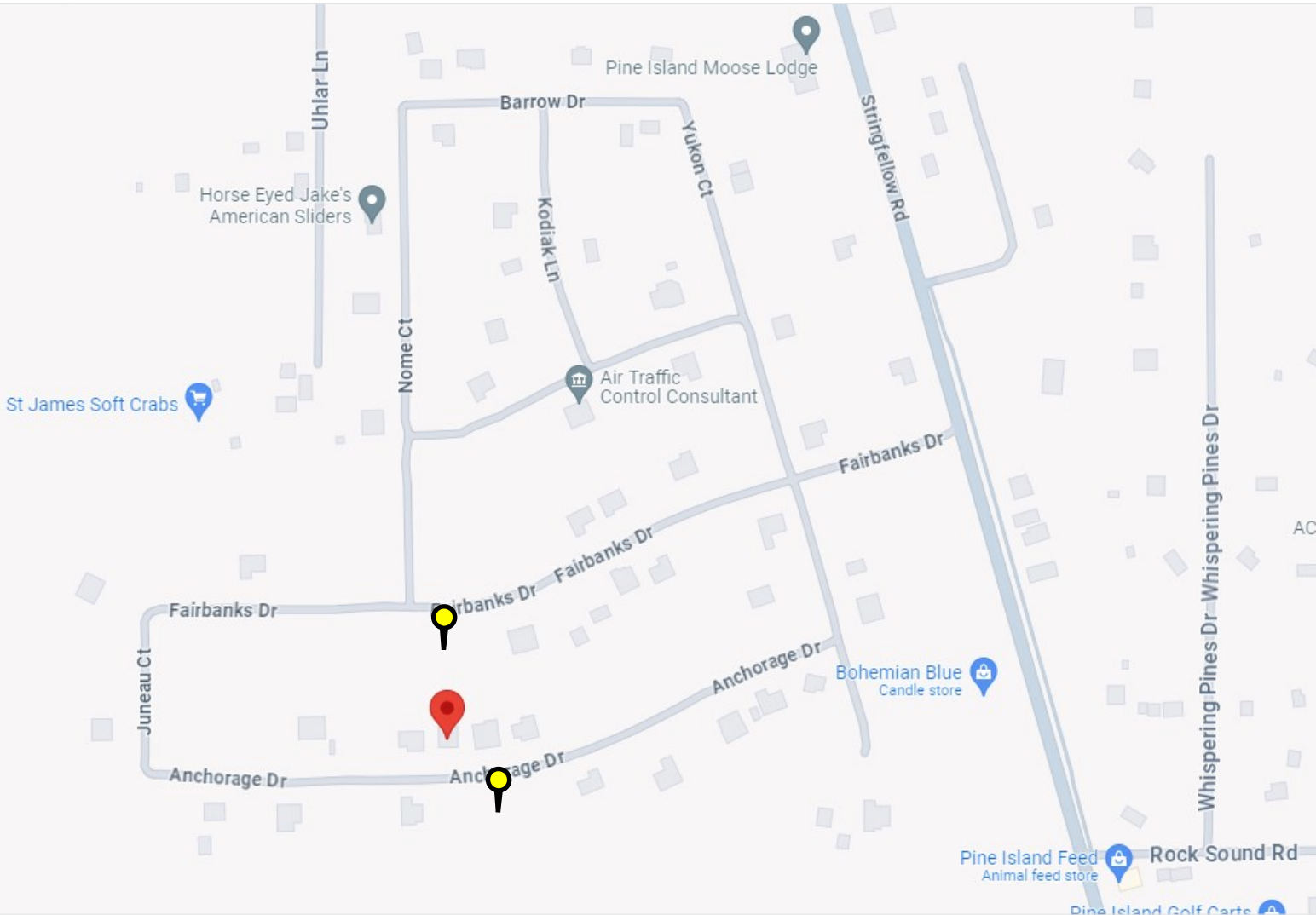


PROPERTY DETAILS

- **Address:** 5287 Fairbanks Drive, Saint James City, Florida 33956
- **Location:** South side of Fairbanks Drive
- **Note:** Lot 8 is located directly behind the 5274 Anchorage Drive Home providing for a potential assemblage for a huge 1.03 Acre Property!
- **Directions:** From I-75 Exit #143-Bayshore Road. Go West onto Pine Island Road to Stringfellow Road. Turn left on Stringfellow. Go to Fairbanks Drive and turn right. The Lot is on the left
- **Zoning:** RS-1
- **2023 Taxes:** \$470.43
- **Strap No.** 04-45-22-05-0000H.0080
- **Frontage:** 90± Feet along Fairbanks Drive
- **Land Area:** .521± Acres / 22,694± Square Feet
- **Legal Description:** PARL IN NE 1/4 DESC IN OR 1501 PG 1128 AKA BLK H LOT 8 KREAMERS

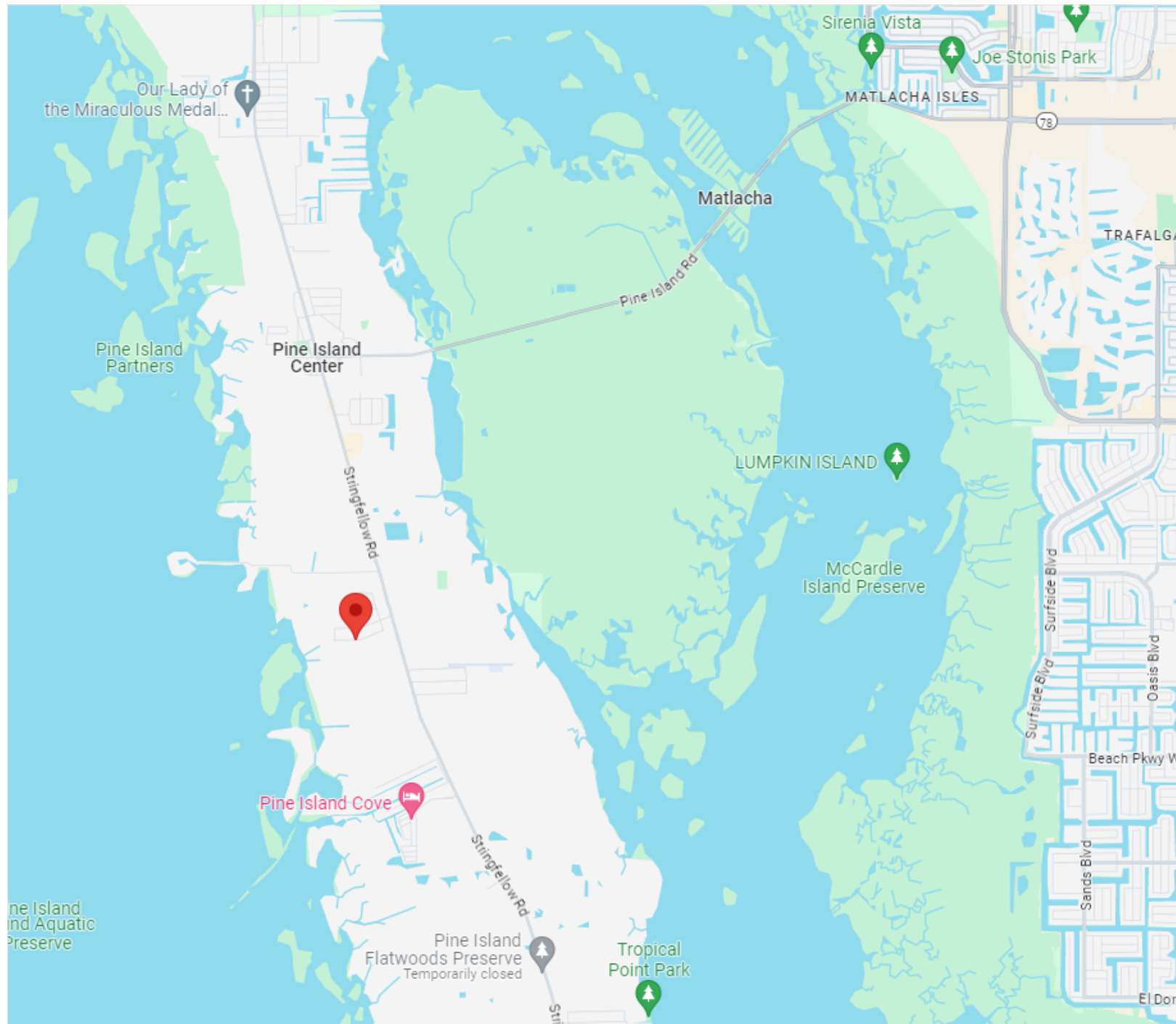
LOCATION MAP

REAL ESTATE AUCTION



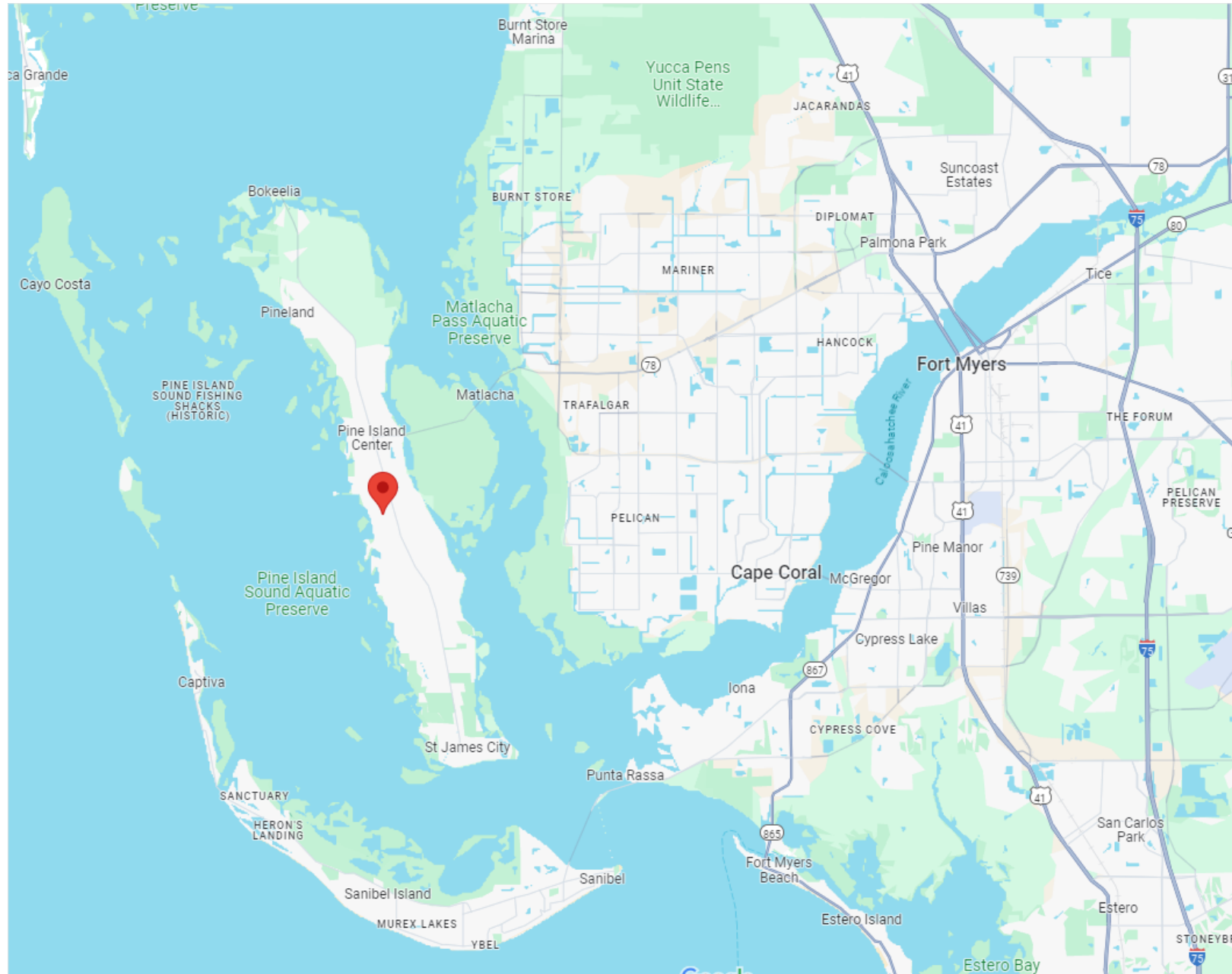
LOCATION MAP

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LOCATION MAP

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AUCTION SUMMARY

REAL ESTATE AUCTION

Auctions Date / Time:	Begins - Thursday, June 6, 2024 @ 10:00 AM ET Ends - Thursday, June 6, 2024 @ 2:00 PM ET
Online Only Auctions:	Online Auctions will be held on Fisher Auction's Exclusive Bidding Platform - Bid.Fisherauction.com
Property Tours:	Please Contact: Francis D. Santos at Francis@fisherauction.com / 754.220.4116 for Scheduled Tour Dates and Private Showings

AUCTION METHOD

- **Single Family Home** - The Final Bid Price for the Property shall be determined by competitive bidding at the Auction. The Property is being sold to the Highest and Successful Bidder at or above a bid price of \$475,000.00 plus the seven percent (7%) Buyer's Premium, subject to the terms and conditions of the Governing Documents.
- **Lot 8** - The Final Bid Price for the Property shall be determined by competitive bidding at the Auction. The Property is being sold to the Highest and Successful Bidder at or above a bid price of \$32,000.00 plus the seven percent (7%) Buyer's Premium, subject to the terms and conditions of the Governing Documents.
- **Lot 55** - The Final Bid Price for the Property shall be determined by competitive bidding at the Auction. The Property is being sold to the Highest and Successful Bidder at or above a bid price of \$32,000.00 plus the seven percent (7%) Buyer's Premium, subject to the terms and conditions of the Governing Documents.

QUALIFYING BIDDER REQUIREMENTS

- Wire into Sandcastle Title Service, LLC's Escrow Account (the "Escrow / Settlement Agent") via a federal wire transfer in U.S. Funds (not an ACH Credit), a \$25,000 Initial Escrow Deposit if you wish to bid on the Single Family Home and a \$2,500 Initial Escrow Deposit (per lot) that you wish to bid on, no later than 5:00PM, ET on Wednesday, June 5, 2024. Contact Fisher Auction Company for wiring instructions via email info@fisherauction.com or call 954.942.0917.
- The Highest and Best Bidders for each Property will execute the non-contingent Real Estate Sales Contracts immediately following the Auction. An Additional Escrow Deposit totaling (10%) of the total purchase price in U.S. Funds will also be due via a Federal wire transfer to Sandcastle Title Service, LLC's Escrow Account ("the Escrow / Settlement Agent"), within twenty-four (24) hours of the conclusion of the Auction.

BROKER PARTICIPATION

- 3% of the Final Bid Price
- Call 800.331.6620 or visit www.fisherauction.com for the Mandatory Real Estate Buyer Broker Participation Registration Form.



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AREA OVERVIEW

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As you approach St. James City, you will pass the entrance to St. Jude Harbor, which is also the entrance to the Calusa Land Trust's St. Jude Nature Trail. Observe the native flora and fauna along this picture perfect half-mile trail. Galt Preserve is also nearby and consists of 160 acres that are perfect for hiking, bird watching, nature study/photography and fishing. If you are a biking enthusiast you will appreciate the wonderful bike path that traverses nearly the full length of the island.

With easy access to the Gulf of Mexico and Pine Island Sound, where the fishing opportunities are nearly unlimited, it's easy to see why St. James City is a boating community. Deep water fish for grouper, tarpon or shark or work the waters of Charlotte Harbor and Pine Island Sound for redfish, snook, ladyfish, trout, snapper, and more. Wet slips are also available at many of the businesses. You won't have any trouble finding service for your boat in our city or even finding a new boat, if you're in the market. Check out the local marinas York Road Marine, Monroe Canal Marina and Bob & Annie's Boatyard.

Take advantage of the beautiful views and enjoy waterfront dining at Woody's Waterside and The Waterfront Restaurant. Soak up some island flavor while having cocktails at Froggy's, Phuzzy's Boat Shack and Low Key Tiki.

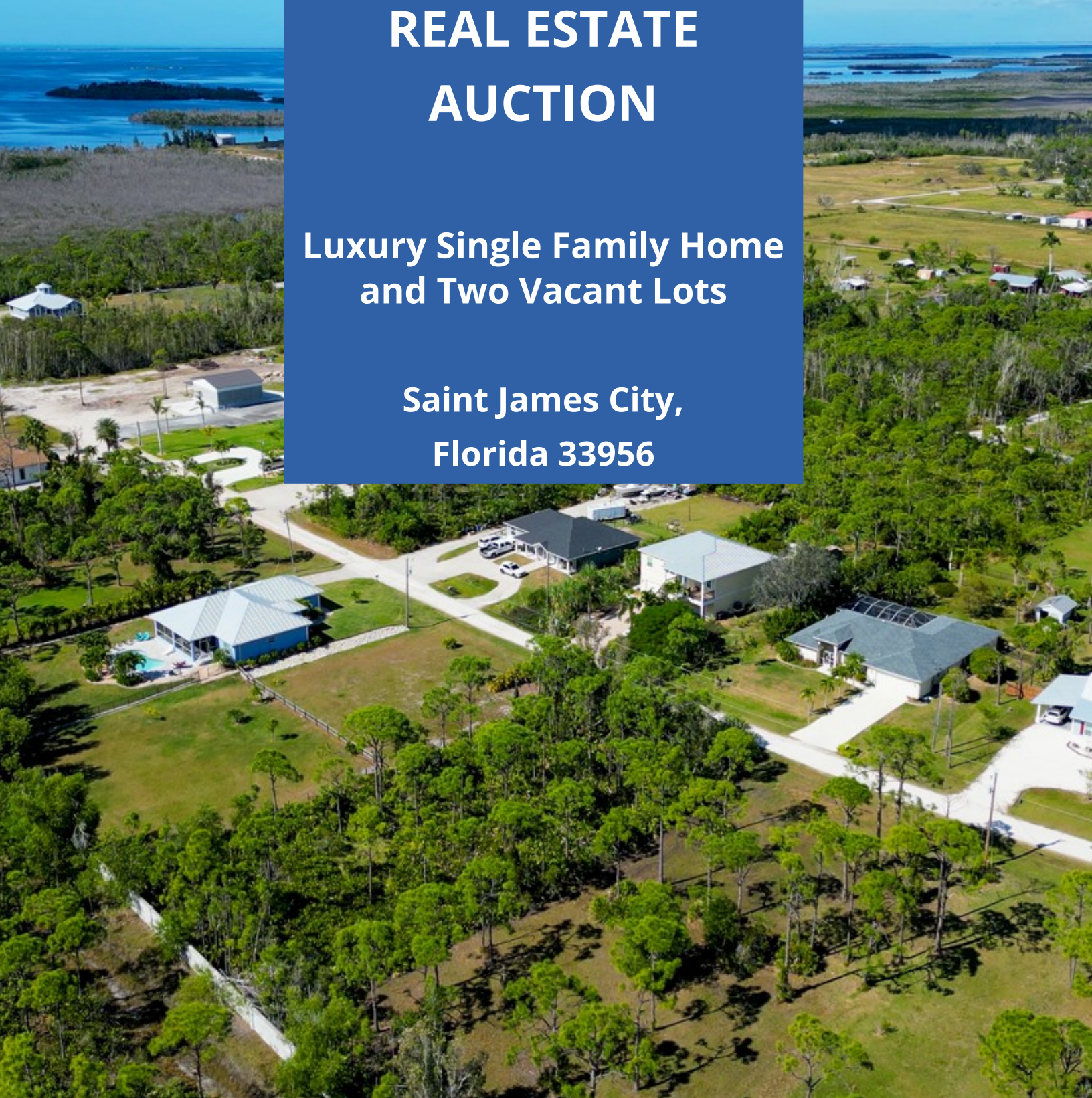
*INFORMATION OBTAINED FROM <https://www.saintjamescity.org/aboutst.jamescit.html> (Fisher Auction Claims no ownership)



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**Saint James City,
Florida 33956**



Real Estate Auction Consultant:

Francis D. Santos

754.220.4116

francis@fisherauction.com



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