



REAL ESTATE AUCTION

**Residential Property in
Harbordale Subdivision**

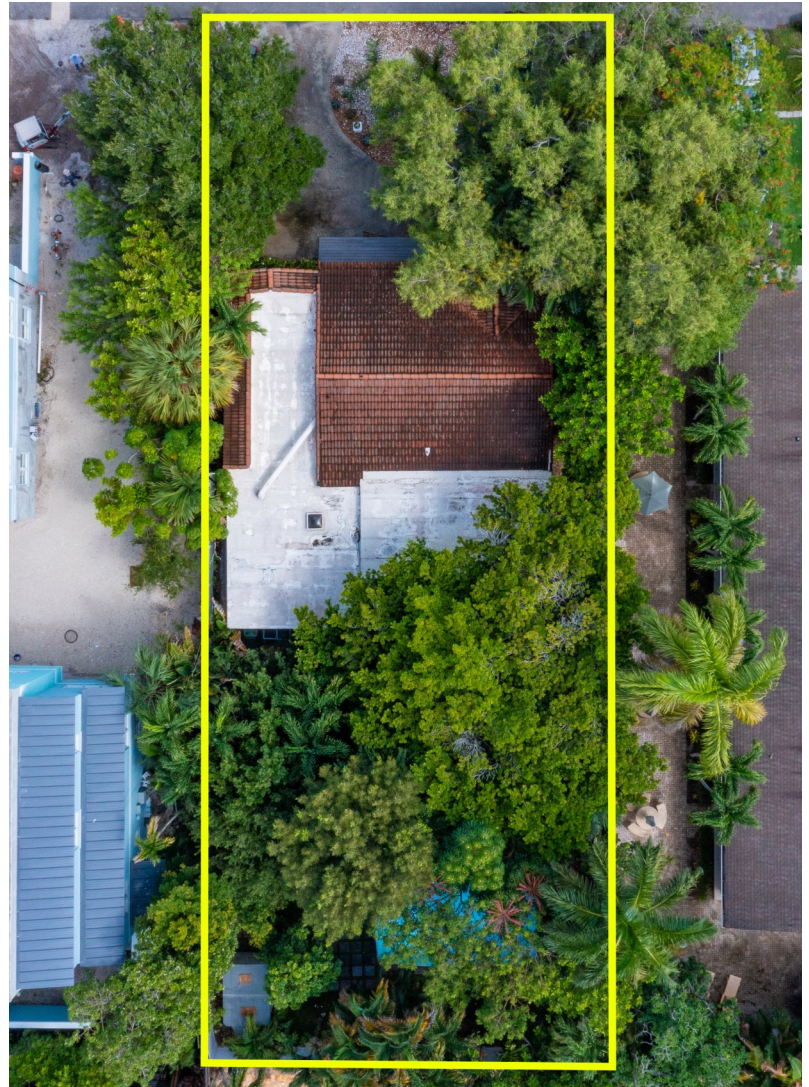
**902 SE 12 Court
Fort Lauderdale, FL 33316**

**LIVE AUCTION
EVENT
OCTOBER 17TH
AT 11 AM ET**

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OVERVIEW

REAL ESTATE AUCTION

Fisher Auction Company is pleased to present via Live Auction Event a magnificent residential property on an 8,580± square foot lot in the exclusive Harbordale Subdivision in Fort Lauderdale, Florida. Prime location within minutes to Downtown Fort Lauderdale and Area Beaches. Classic Design with true Old Florida Charm.

PROPERTY HIGHLIGHTS

- Prime Location in the Prestigious Harbordale Subdivision in Fort Lauderdale
- Large .20± Acre Lot with RML - 25 Zoning permits existing Single Family and Multifamily Development
- Close Proximity to Lauderdale Yacht Club, 15th Street Fisheries, and Public Boat Ramps and Marinas
- Classic Design with true Old Florida Charm that includes a Newer Modern Kitchen, Ornate Crown Molding , Beautiful Hardwood and Luxury Vinyl Plank Floors, and Custom Exterior Lighting
- Within minutes to Downtown Fort Lauderdale, Area Beaches, and Fort Lauderdale International Airport
- Area includes Major Recreation, Retail and Entertainment Venues
- Recent upgrade with Impact Windows
- Perfect Investment with potential Multifamily Development Opportunity
- Sparkling Above Ground Pool
- Back Yard Tropical Oasis with Detached Shed
- Vintage Sunken Den with Wet bar Hookups



OVERVIEW

REAL ESTATE AUCTION

PROPERTY DETAILS

- **Address:** 902 SE 12 Court, Fort Lauderdale, Florida 33316
- **Location:** Southside of SE 12th Court
- **Directions:** From I-95 exit Davie Boulevard East to US 1. Continue East onto SE 12 Street to SE 10 Avenue. Turn right and go to SE 12 Court. Turn right and proceed to address.
- **SF Residence:** 2,102± Square Feet , 3 Bedroom / 2 Bathroom, Living Room, Family Room, Formal Dining Room, Kitchen, Laundry Room, and Office
- **Construction:** CBS Construction, Impact Windows, Hurricane Shutters, Granite Surfaces in Kitchen, Tile Roof, Circular 4 Car Driveway, Tile and Wood Flooring
- **Zoning:** RML - 25
- **2023 Taxes:** \$3,243.50 (Folio No. 504214030520)
- **HVAC:** Central System
- **Year Built:** 1953
- **Frontage:** 60± Feet along the SE 12 Court
- **Land Area:** .20± Acres / 8,580± Square Feet
- **Legal Description:** EVERGLADES LAND SALES CO FIRST ADD TO LAUDERDALE CORR PL 2-15 D LOT 4 W 10, LOT 5 & N 8 OF ABBUTTING VAC ALLEY LYING S OF DESC LOTS BLK 4
- **Utilities:** Municipal Water and Sewer



AERIAL PHOTOGRAPHS



EXERIOR PHOTOGRAPHS



INTERIOR PHOTOGRAPHS

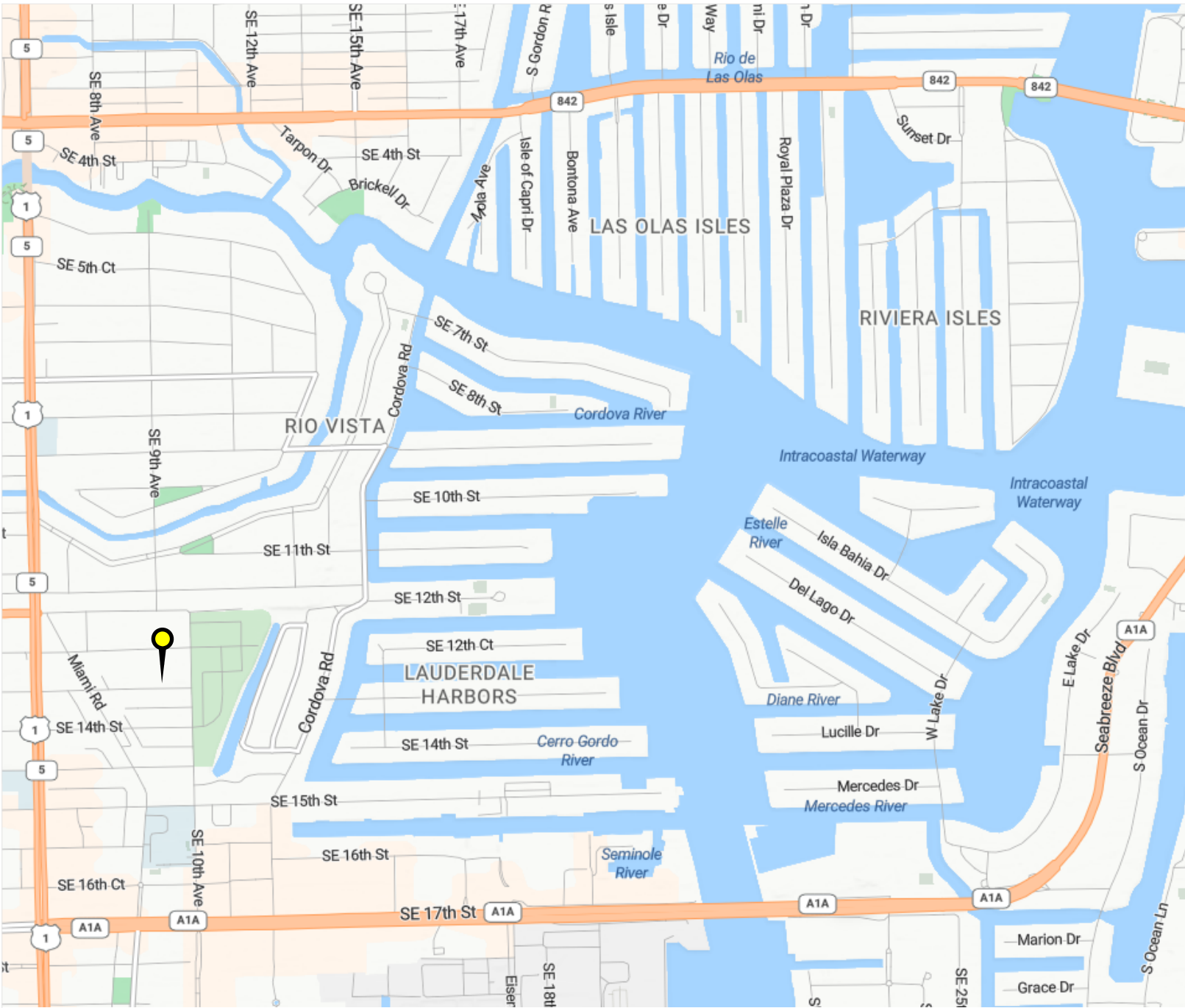


INTERIOR PHOTOGRAPHS



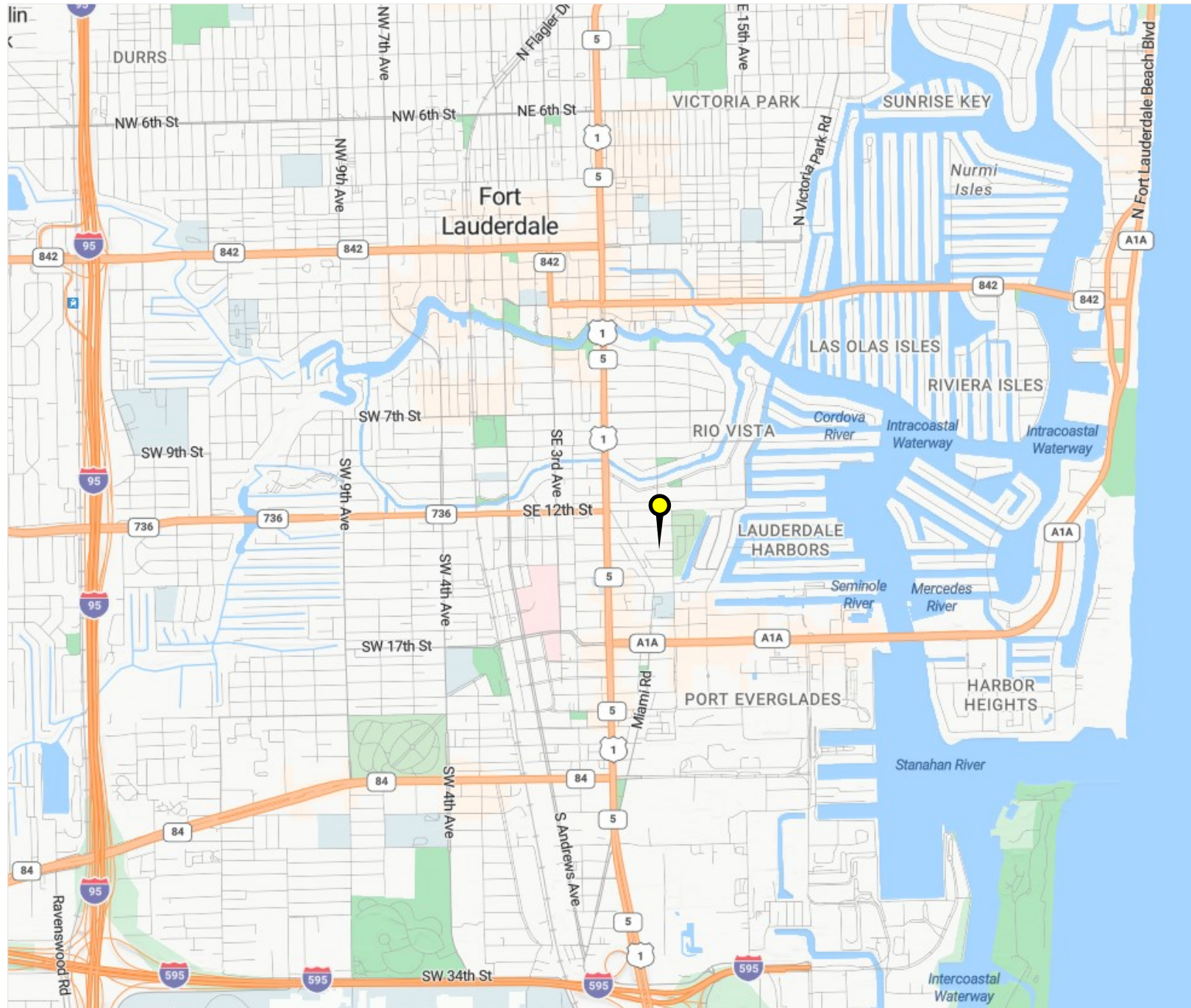
LOCATION MAP

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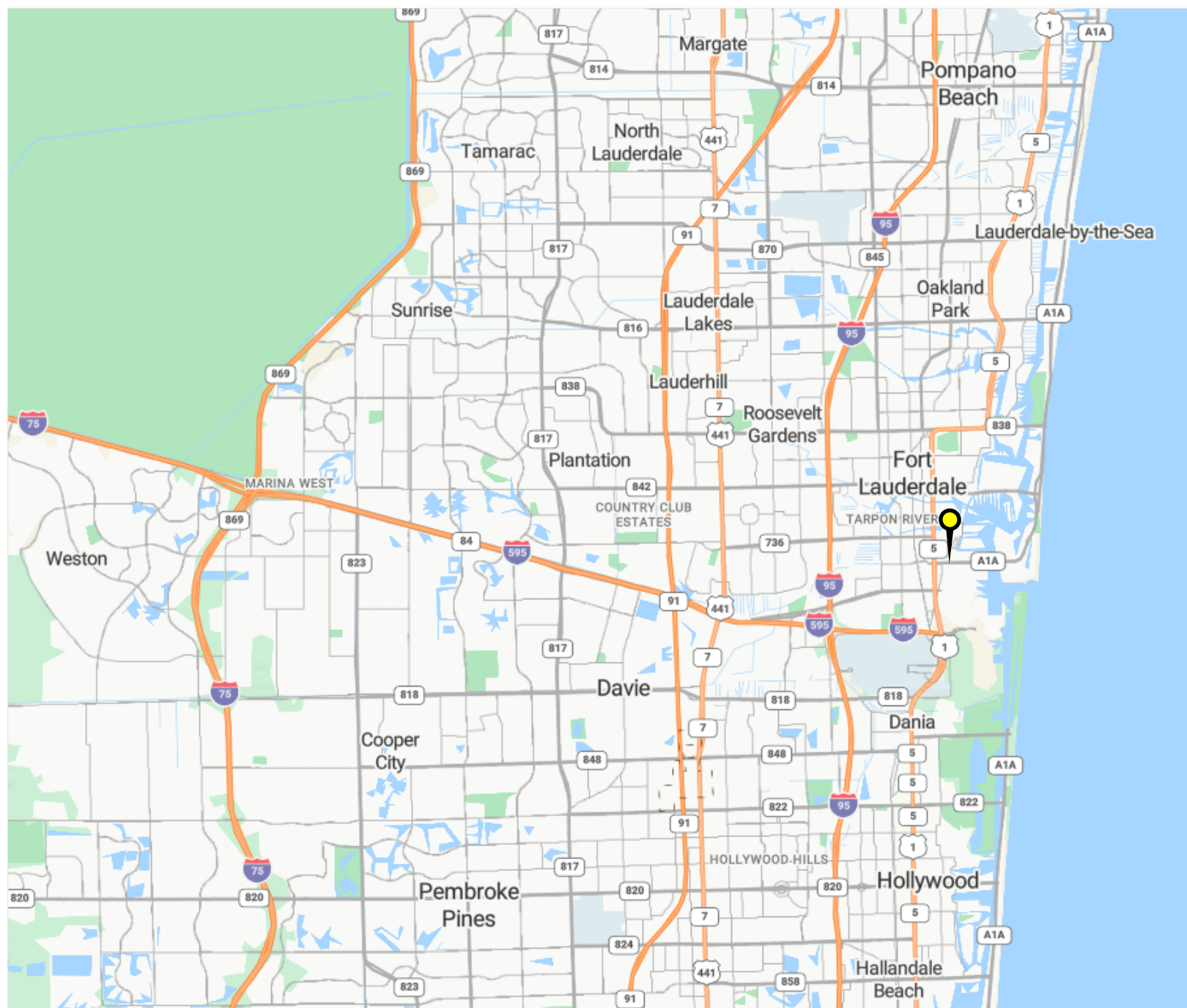
LOCATION MAP

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LOCATION MAP

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AUCTION SUMMARY

Live Auction Location / Date / Time: Onsite - Thursday, October 17, 2024 @ 11:00 AM ET

Property Tours / Open House Dates: Friday, October 11, 2024 from 10 AM to 1 PM ET

AUCTION METHOD

- 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 \$625,000 plus the six percent (6%) Buyer's Premium, subject to the terms and conditions of the Governing Documents.

QUALIFYING BIDDER REQUIREMENTS

- Present (for review) at registration a Cashier's Check or Certified Funds (no exceptions) payable in U.S. Funds to MacLean & Ema P.A., Real Estate Trust Account, ("Escrow Agent / Settlement Agent") in the amount of \$25,000. If desired, Bidders may wire transfer said deposit prior to the Auction date. (Contact Fisher Auction Company for wiring instructions 800.331.6620 or 954.942.0917 for international calls). Wired deposits must be verified by Fisher Auction Company prior to the commencement of the Auction.
- The Highest and Best Bidder will execute the non-contingent "AS IS" Residential Contract for Sale and Purchase with all addenda, immediately following the Auction. An Additional Escrow Deposit equal to the difference between 10% of the Total Purchase Price and the Initial Escrow Deposit, will also be due immediately following the Auction via a personal or business check in U.S. funds payable to MacLean & Ema P.A., Real Estate Trust Account as Escrow / Settlement Agent and held in escrow as a required escrow deposit pursuant to the terms of the Contract.

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.

AREA OVERVIEW

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About Harbordale Community

An inclusive community that has a sense of place, Harbordale is a neighborhood consisting of single family and multi-family residences. It has eclectic architecture and combines a combination of residential offerings at the gateway to the barrier island. It is close to downtown, Broward Convention Center, 17th Street Causeway, Broward General Hospital, and the airport. Harbordale Elementary school is within the neighborhood. This is a great place to live with convenient shopping and restaurants on the perimeter.

About Fort Lauderdale

Fort Lauderdale offers an outstanding quality of life. The 165-miles of scenic inland waterways wind through the city, highlighting what makes Fort Lauderdale unique and why it truly lives up to its designation as the "Venice of America."

Our semi-tropical climate is highlighted by more than 3,000 hours of sunshine each year and pleasant year-round ocean breezes. The picturesque Riverwalk serves as the cornerstone of the City's arts, science, cultural and historic district which features the Broward Center for the Performing Arts, Museum of Discovery and Science, Museum of Art and Old Fort Lauderdale Village and Museum. Las Olas Boulevard has gained international acclaim as Fort Lauderdale's centerpiece of fashion, fine dining and entertainment. In addition, the City's downtown area is home to Broward College, Florida Atlantic University, the award-winning Broward County Main Library, federal, county and school district offices.

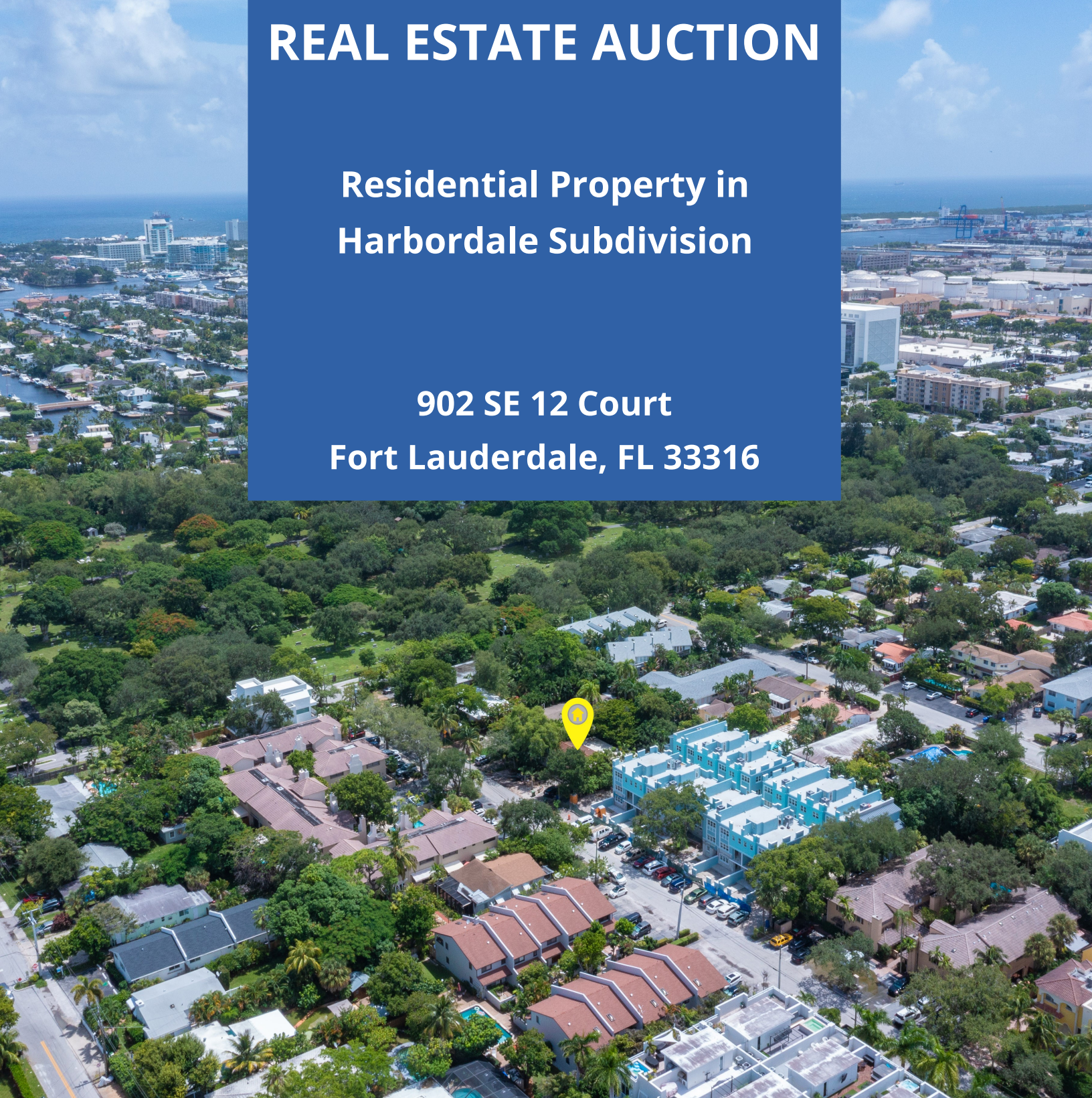
*INFORMATION OBTAINED FROM <https://www.cflca.org/harbordale> and fortlauderdale.gov



REAL ESTATE AUCTION

Residential Property in Harbordale Subdivision

902 SE 12 Court
Fort Lauderdale, FL 33316



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FISHER
AUCTION COMPANY