

# ***REAL ESTATE AUCTION***

## ***Luxury Home in St. Andrews Country Club***

Boca Raton, Florida



**Live On-site Auction Event**  
**Friday, May 31<sup>st</sup> @ 11 AM ET**

*Exclusively Presented By:*



**FISHER**  
AUCTION COMPANY



## Table of Contents

---

Executive Summary	3
Photographs	7

## DISCLAIMER AND CONFIDENTIALITY

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# EXECUTIVE SUMMARY







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## OVERVIEW

Fisher Auction Company, as exclusive marketing agents, are pleased to offer a Completely Renovated 3,843± Square Foot Luxury Home on an expansive .39± Acre Lot in the Exclusive Golf Course Community of St. Andrews Country Club in Boca Raton, Florida.

## PROPERTY HIGHLIGHTS

- Spectacular Golf Course Home in St. Andrews Country Club
- Commanding .39± Acre Lot on private cul-de-sac
- Unique Architectural Design with Modern Innovation and Luxurious Features
- Expansive Elegance is defined in this 3 Bedroom, 2 Full and 1 Half Bathroom Executive Golf Retreat
- Within minutes to West Palm Beach International and Boca Raton Airports
- Steps to Championship Golfing, Tennis, Resort Style Pool and all of the Fabulous Amenities in St. Andrews Country Club

## CONSTRUCTION FEATURES

- Standing Seam Metal Roof
- Impact Glass Windows and Doors
- CBS Construction
- Marble and Porcelain Tile Flooring
- Custom Designed Features Throughout
- Multi Zone HVAC System
- High Tech Security System
- State-of-the-art Automation
- Original Construction in 1984. Complete Renovation and Redesign in 2018

Disclaimer; the information above has been obtained from sources deemed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not present the current or future performance of the property. It is your responsibility to independently verify the accuracy and completeness of the information.

## LUXURY HOME FEATURES

- Modern Interior Design with abundant windows, glass doors and skylights providing natural light throughout
- Chef's Kitchen with Custom Cabinetry, Exotic Stone Surfaces, Smart Bluetooth Samsung Appliances, Custom Island with Integrated Stove, and Breakfast Area
- Recessed LED Lighting
- Spectacular Golf Course Views
- Magnificent Master Suite with Opaque Glass Barn Doors
- Large Master bath with Marble Surfaces and Floors, Walk-In Shower and Huge Bathing Tub
- 2 Guest Suites with Large Closets
- Large Dining Area with Beautiful Chandelier
- 2 Car Garage with separate Overhead Door and Area for Golf Cart
- Large Family and Living Rooms and Powder Room
- Spacious Laundry Room with Custom Cabinetry and Wash Basin
- Rear Patio overlooking Fairway perfect for Entertaining

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## PROPERTY DETAILS

<b>Address</b>	7932 Shelby Circle, Boca Raton, Florida 33496
<b>Location</b>	Prime location in the Heart of Boca Raton in the Exclusive St. Andrews Country Club
<b>Legal Description</b>	ST ANDREWS COUNTRY CLUB PL 2 LOT 68
<b>Zoning</b>	Single Family Residential
<b>Utilities</b>	Water/Sewer – Palm Beach County Electric - Florida Power and Light
<b>Area</b>	Total Area – 3,843± Square Feet Living Area – 2,910± Square Feet Air Conditioned Lot Size – .39± Acres / 16,870± Square Feet
<b>Real Estate Taxes</b>	2018 – \$7,487.00

## AUCTION DETAILS

<b>Minimum Bid</b>	\$400,000.00 plus a 7% Buyer's Premium
<b>Auction Date / Time</b>	Friday, May 31, 2019@ 11:00 A.M. E.D.T.
<b>Auction Location</b>	Onsite; 7932 Shelby Circle, Boca Raton, Florida 33496 or Online; <a href="http://www.fisherauction.com">www.fisherauction.com</a>
<b>Property Tours</b>	By Appointment Only. Please contact Francis Santos at 954.931.0644 or <a href="mailto:Francis@fisherauction.com">Francis@fisherauction.com</a> to schedule a property tour
<b>Initial Escrow Deposit</b>	<ul style="list-style-type: none"> <li>➤ \$25,000.00 Cashier's Check or Certified Funds (per property) payable in U.S. Funds to MacLean &amp; Ema P.A. The Total Deposit required on Auction Day is 10% of the Contract Price. Therefore, an Additional Escrow Deposit will be required in the form of a Business or Personal Check</li> <li>➤ For Online Bidder see Online Bidder's Instructions Package</li> </ul>
<b>Buyer Broker Participation</b>	3% of the Final Bid Price Call 800.331.6620 or visit <a href="http://www.fisherauction.com">www.fisherauction.com</a> for the Mandatory Real Estate Buyer Broker Participation Registration Form

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PHOTOGRAPHS







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# PHOTOGRAPHS



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