

DISTRICT COURT RECEIVER AUCTION

Luxury Townhouse in
Carriage Pointe Townhomes
Boynton Beach, Florida

80

Exclusively Presented By:

Live Auction Event

Wednesday, February 5 @ 11:00 AM ET



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EXECUTIVE SUMMARY



OVERVIEW

Fisher Auction Company and Trustee Realty, Inc., as exclusive marketing agents, are pleased to offer via Live Auction a Luxury 3 Bedroom, 2.5 Bathroom Townhouse in Boynton Beach , Florida.

PROPERTY HIGHLIGHTS

- Great Floorplan and Outdoor Area for Entertaining
- Upscale Luxury Community with only 158 Units
- Upgraded Kitchen with Stainless Steel Appliances
- Gorgeous Wood Flooring Throughout
- Pet friendly with ample Dog Walk Areas
- Beautiful Pool Area with Bathrooms and Children's Play Area
- Within minutes to Palm Beach International Airport, World Class Golf and Area Beaches

CONSTRUCTION FEATURES

- Curved Tile Roof
- Two Story Attached Design
- Single Hung Windows
- Stucco over CBS Construction
- Wood and Tile Flooring
- Individual Surface Mounted Central HVAC Systems
- 2 Car Garage with Guest Parking in Driveway
- Original Construction in 2006

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.

EXECUTIVE SUMMARY

PROPERTY DETAILS

Address	80 Nottingham Place, Boynton Beach, Florida 33426
Directions	From I-95 Exit # 56 – Woolbright Road. Go West to S Congress Avenue. Left to SW 35 Avenue. Left to Carriage Pointe Boulevard. Right to Nottingham Place. Right to address.
Location	Prime location on S Congress Avenue between Woolbright Road and Atlantic Avenue
Zoning	Multi-Family Residential
Utilities	Water/Sewer - City of Boynton Beach Electric - Florida Power and Light
3 / 2.5 Unit	Total of 2,822± Square feet with Living Area of 2,209± Square Feet.
Land Size	2,613± Square Feet / .06± Acres
POA	\$190 / Monthly
Flood Zone	Zone X – Per Palm Beach County Flood Zone Map
2019 Taxes	PCN # 08-43-46-05-16-000-0800 Tax Assessed Value - \$242,000.00 Tax Amount - \$5,496.00

AUCTION DETAILS

Minimum Bid:	\$255,000.00 Plus a 6% Buyer's Premium
Auction Date / Time:	Wednesday, February 5, 2020 @ 11:00am ET
Auction Location:	Law offices of Genovese Joblove & Battista, P.A. 200 East Broward Boulevard, Suite 1110 Fort Lauderdale, Florida 33301 Directions: From I-95 Exit #27- Broward Boulevard East to address.
Property Tours:	By Appointment Only. Please contact Francis Santos at 754.220.4116 or Francis@fisherauction.com to schedule a property tour
Initial Escrow Deposit:	<ul style="list-style-type: none"> ➤ \$10,000.00 (Ten Thousand Dollars) Cashier's Check or Certified Funds payable in U.S. Funds payable to Genovese Joblove & Battista, 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
Buyer Broker Participation:	2% of the Final Bid Price Call 800.331.6620 or visit www.fisherauction.com for the Mandatory Real Estate Buyer Broker Participation Registration Form

RECEIVER AUCTION
UNITED STATES DISTRICT COURT
SOUTHERN DISTRICT OF FLORIDA
CASE NO. 0:17-60907-CIV-MORENO/SELTZER

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INTERIOR PHOTOGRAPHS



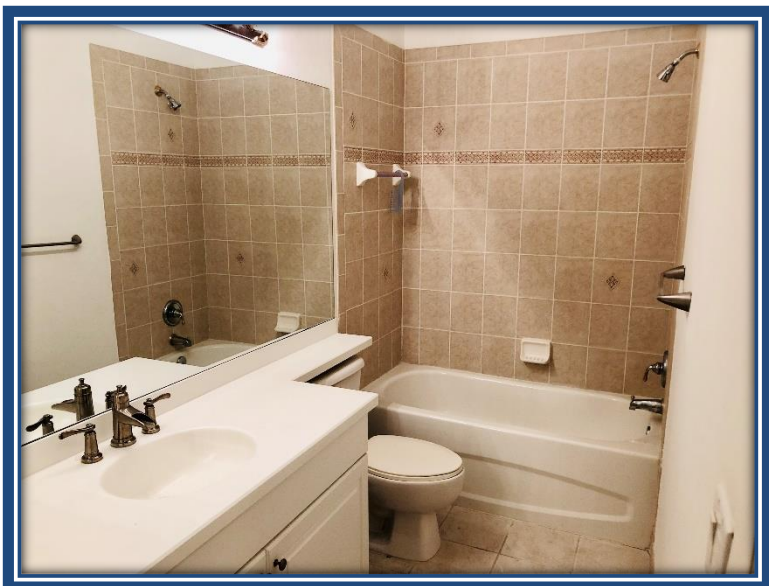
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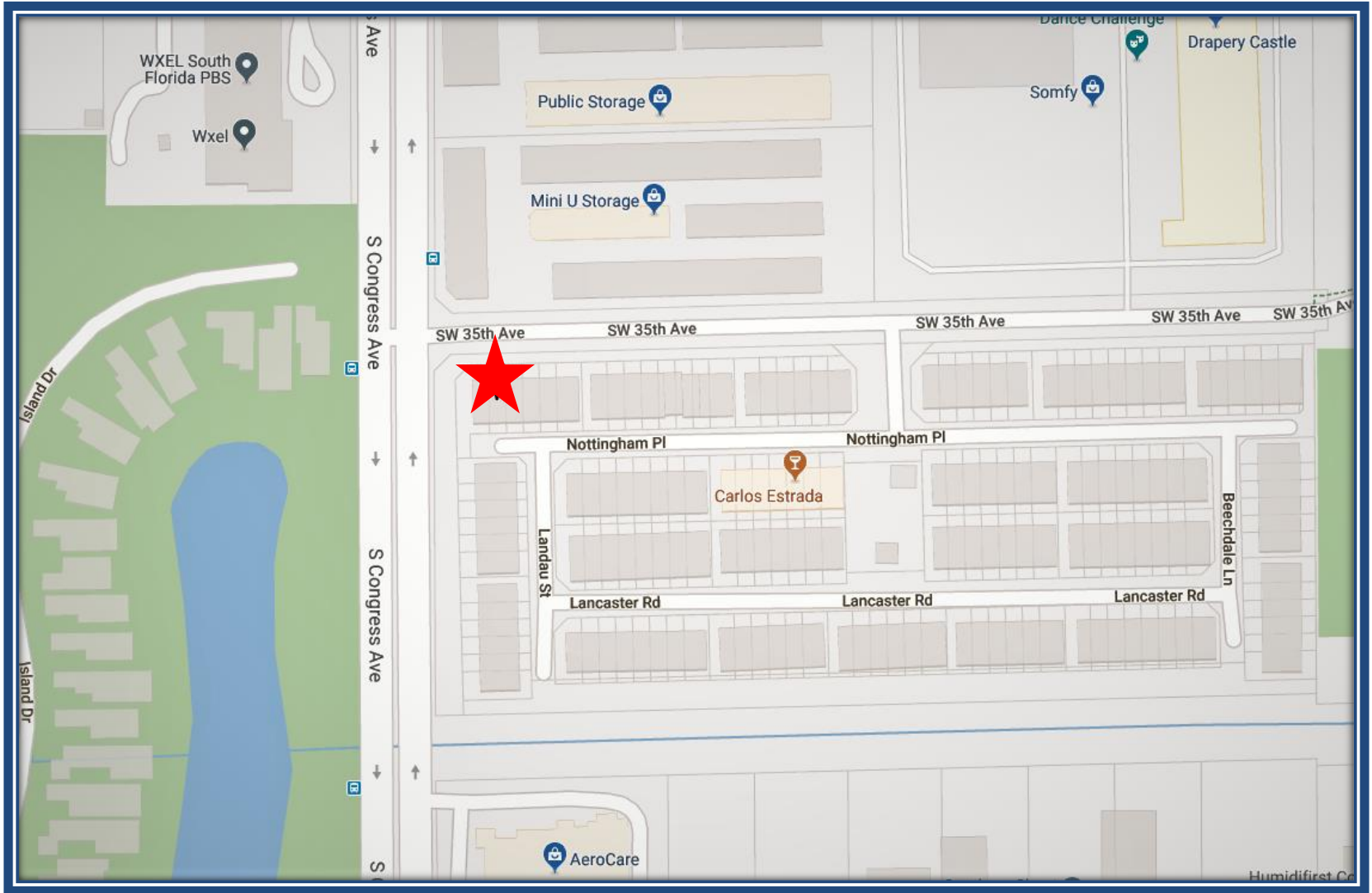
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COMMON AREA PHOTOGRAPHS



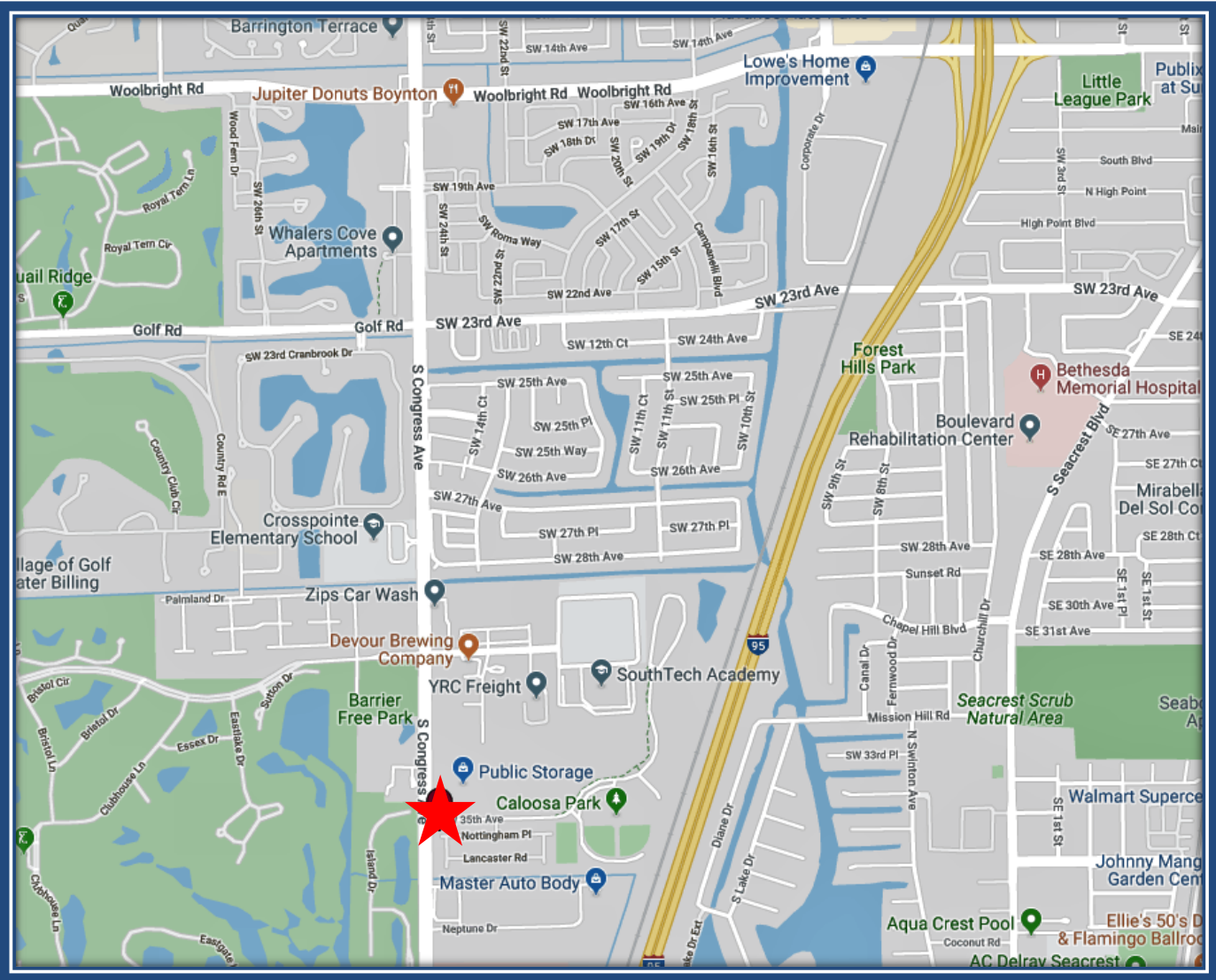
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LOCATION MAPS



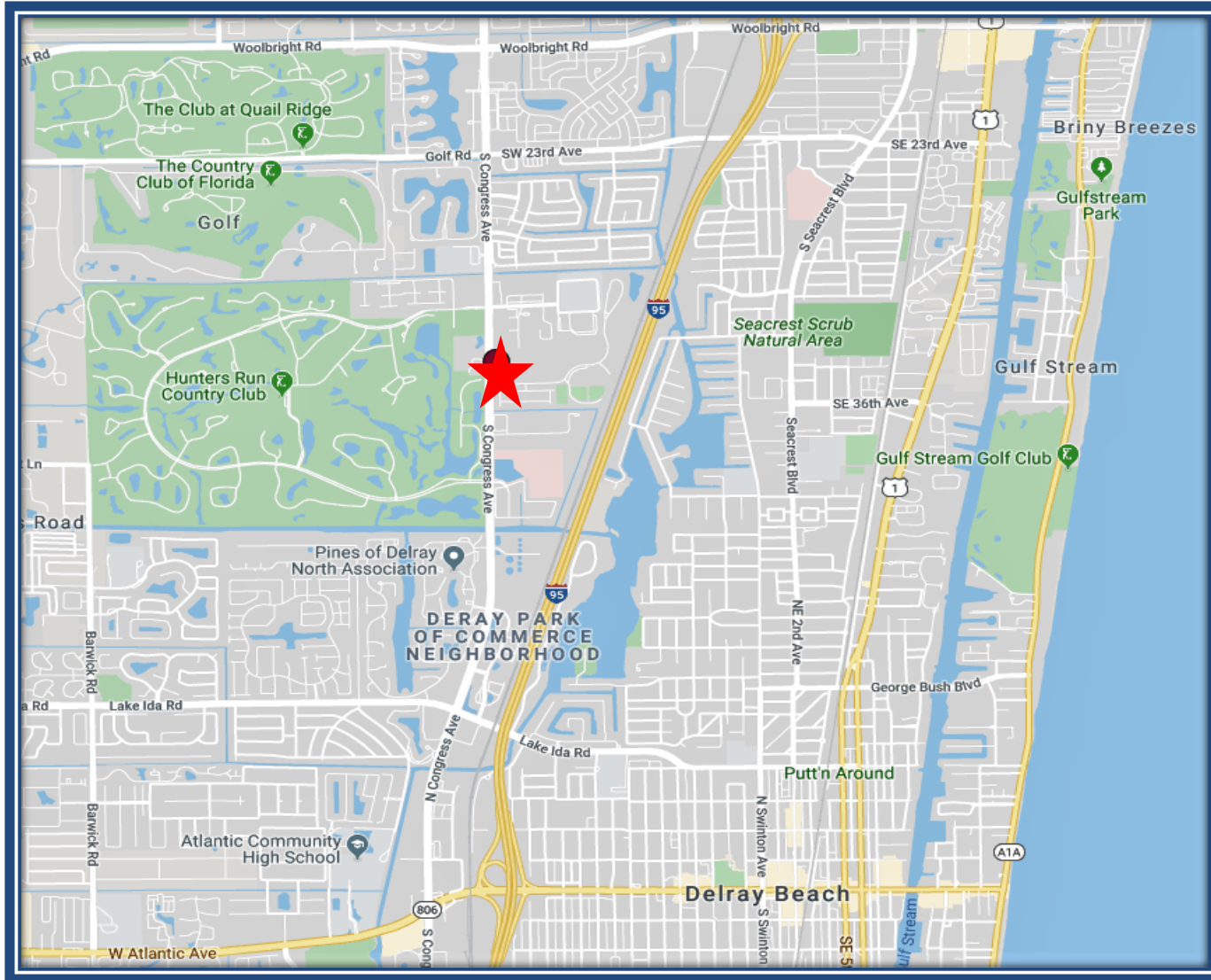
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LOCATION MAPS / DIRECTIONS



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For additional information, contact:

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*Carriage
Pointe*

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