



REAL ESTATE AUCTION

by Order of the Bettye and
Gerry R. Munro Estate

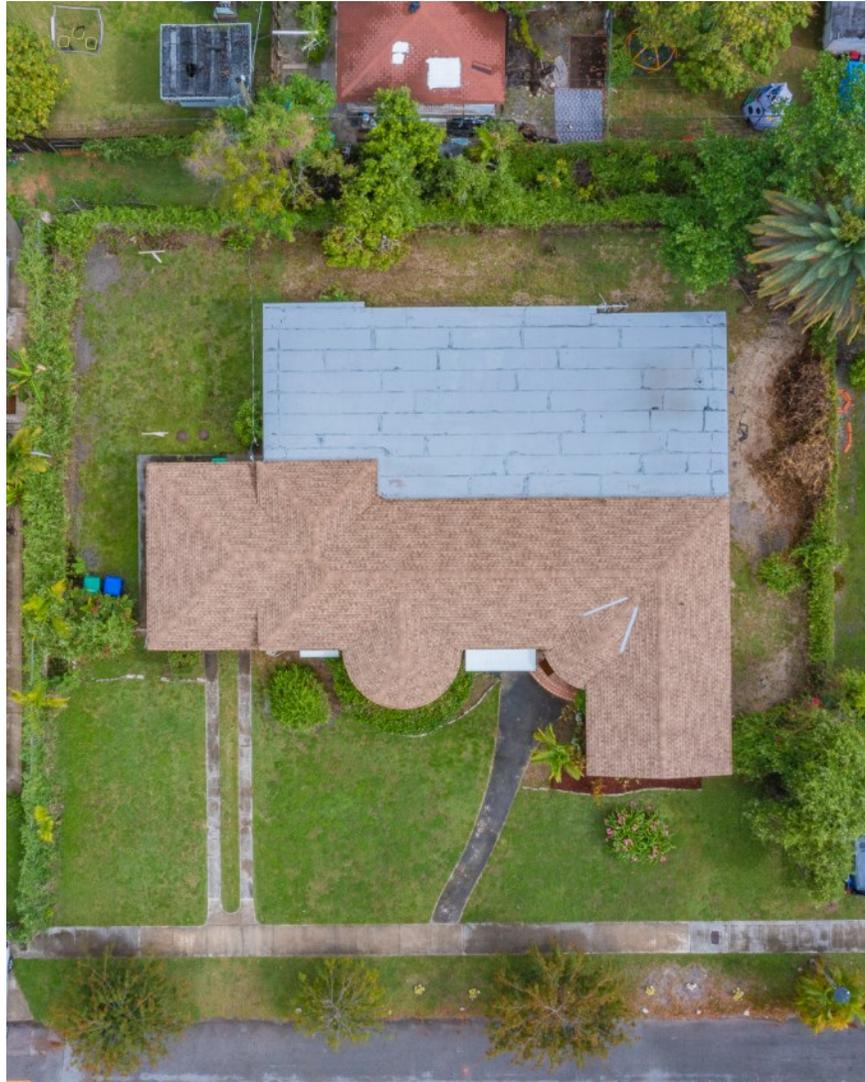
**1375 SW 17th Terrace
Miami, Florida 33145**

LIVE AUCTION
EVENT
MAY 10TH
AT 11 AM ET

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800.331.6620

www.FisherAuction.com

OVERVIEW

REAL ESTATE AUCTION

Fisher Auction Company is pleased to present via Live Auction Event a magnificent estate property on a 13,680± square foot double lot in the exclusive Parkway Subdivision in Miami, Florida. Prime location within minutes to Downtown Miami, Coral Gables, Coconut Grove, MIA, and UM. Classic Art Deco Design with true Old Miami Charm.

PROPERTY HIGHLIGHTS

- Prime Location in the Prestigious Parkway Subdivision in Miami
- Large .31± Acre Double Lot with T3-R Zoning permits Single Family
- Pedestrian Friendly Subdivision with Sidewalks Throughout
- Close Proximity to Brickell, Coconut Grove, Coral Gables, and The University of Miami
- Classic Art Deco Design with true Old Miami Charm that includes a Custom Designed Oval Room, Ornate Crown Molding and Fireplace, Custom Bar, and Cedar Paneling
- Within minutes to Downtown Miami, Miami Beach, and Miami International Airport
- Area includes Major Recreation, Retail and Entertainment Venues
- Recent Upgrades including Electric and New Roof in 2022
- Perfect Investment with Development Opportunity



OVERVIEW

REAL ESTATE AUCTION

PROPERTY DETAILS

- **Address:** 1375 SW 17th Terrace, Miami, Florida 33145
- **Location:** North side of SW 17th Terrace
- **Directions:** From I-95 exit # 1B. South to SW 7 Street. Right to SW 12 Avenue. Left to SW 17 Terrace. Right to address
- **Main Residence:** 3,395± Square Feet , 4 Bedroom /3 Bathroom, Living Room, Family Room, Formal Dining Room, Kitchen, Butler's Pantry, Screened-In Lanai and One Car Garage
- **Construction:** CBS Construction, Jalousie Windows, Hurricane Shutters, New Dimensional Asphalt Shingle Roof
- **Zoning:** T3 R-Single Family-General
- **2022 Taxes:** \$22,894.09
Assessment Value -\$1,058,823
Folio No. 01-4111-010-0020
- **HVAC:** Window Units
- **Year Built:** 1939
- **Frontage:** 120± Feet along the SW 17th Terrace
- **Land Area:** .31± Acres / 13,680± Square Feet
- **Legal Description:** PARKWAY PB 41-42 LOT 2 & 3 BLK 1 & S1/2 OF ALLEY LYG N & ADJ CLOSESD PER ORD 13492 LOT SIZE 13680 SQ FT M/L
- **Utilities:** Municipal Water and Sewer



PROPERTY PHOTOGRAPHS



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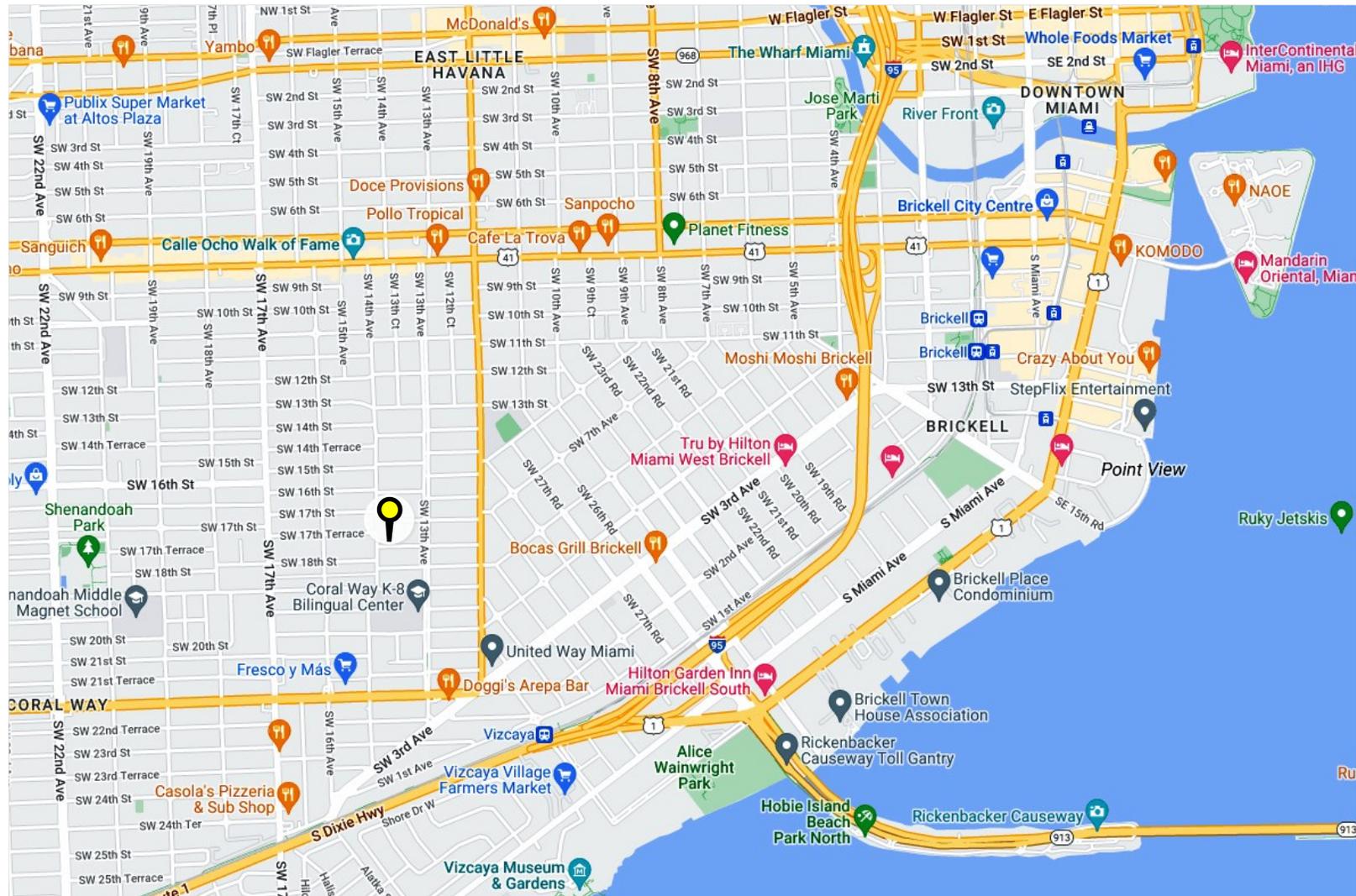


PROPERTY PHOTOGRAPHS



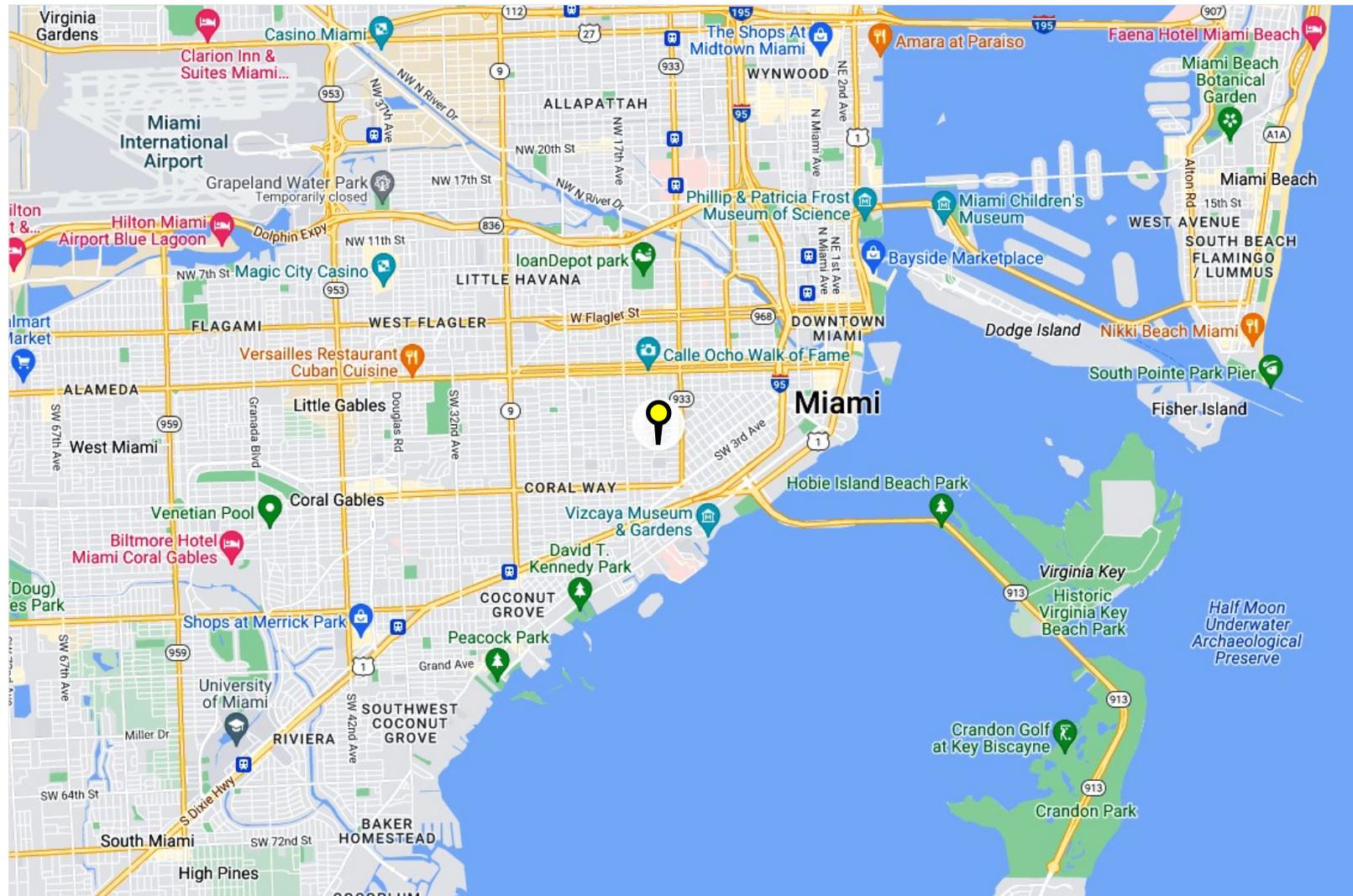
LOCATION MAP

REAL ESTATE AUCTION



LOCATION MAP

REAL ESTATE AUCTION



AUCTION SUMMARY

REAL ESTATE AUCTION

Live Auction Location / Date / Time: Onsite - Wednesday, May 10, 2023 @ 11:00 AM ET

Property Tours: Please Contact: Francis D. Santos at
Francis@fisherauction.com / 754.220.4116

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 bidder. The highest bid will be subject to the Probate Court's final approval and acceptance of price, plus the six percent (6%) Buyer's Premium, and subject to the terms and conditions of the Governing Documents.

QUALIFYING BIDDER REQUIREMENTS

- **Bidder registration will begin one (1) hour prior to the Auction time. Registration is required to become a qualified and eligible bidder ("Bidder") at the Auction. To register, a prospective Bidder must:**
 - (a) Provide Bidder's full name, company name, if any, residence/business addresses with telephone numbers, cellular telephone number, facsimile number, email address, a State valid driver's license or a valid passport.
 - (b) **Present (for review) at registration a Cashier's Check or Certified Funds (no exceptions) payable in U.S. Funds to Steven D. Losner, P.A. ("Escrow Agent / Settlement Agent") in the amount of the \$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.
 - (c) Sign an acknowledgment that the Bidder has read and agrees to be bound by the General Terms and Conditions of Sale.
- The highest and best bidder will execute the non-contingent Real Estate Sales Contract 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 personal or business check in U.S. funds payable to Steven D. Losner, P.A. 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

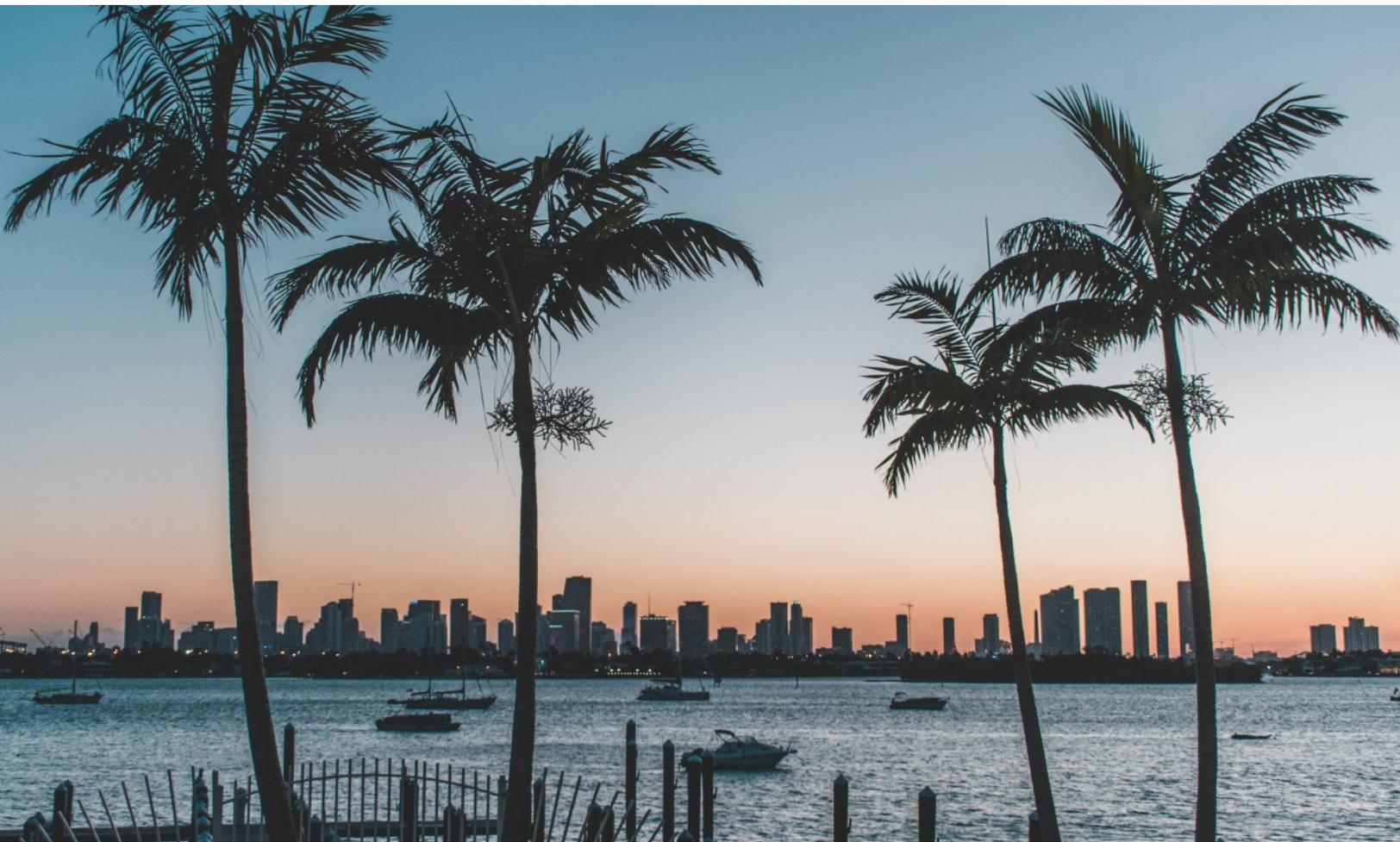
REAL ESTATE AUCTION

Culture and history meet industry and entertainment in Downtown Miami. The Greater Miami is synonymous with beautiful beaches and towering palm trees – but in its urban center, it's the cityscape of glittering skyscrapers over Biscayne Bay that gets all the attention. Diverse, dynamic and densely populated, Downtown Miami and the adjoining Brickell area is a hub of international finance, dining, arts and entertainment.

Despite its modern façade, this neighborhood has its roots firmly planted in the past, springing up along the banks of what is now known as the Miami River. Miami's first development boom started here in the 1900s, and icons such as the DuPont Building (Miami's only Art Deco skyscraper) and the Freedom Tower (where Cuban refugees were processed for entry into the U.S.) were raised in the following years. Today, the Freedom Tower is home to the Museum of Art and Design (MOAD) at Miami Dade College.

Downtown Miami's newest architectural icons – which do double duty as popular entertainment venues – include the contemporary art-focused Pérez Art Museum Miami (PAMM); the Kaseya Center (home to the NBA's Miami HEAT); and the Phillip and Patricia Frost Museum of Science, which houses an aquarium and a 250-seat planetarium.

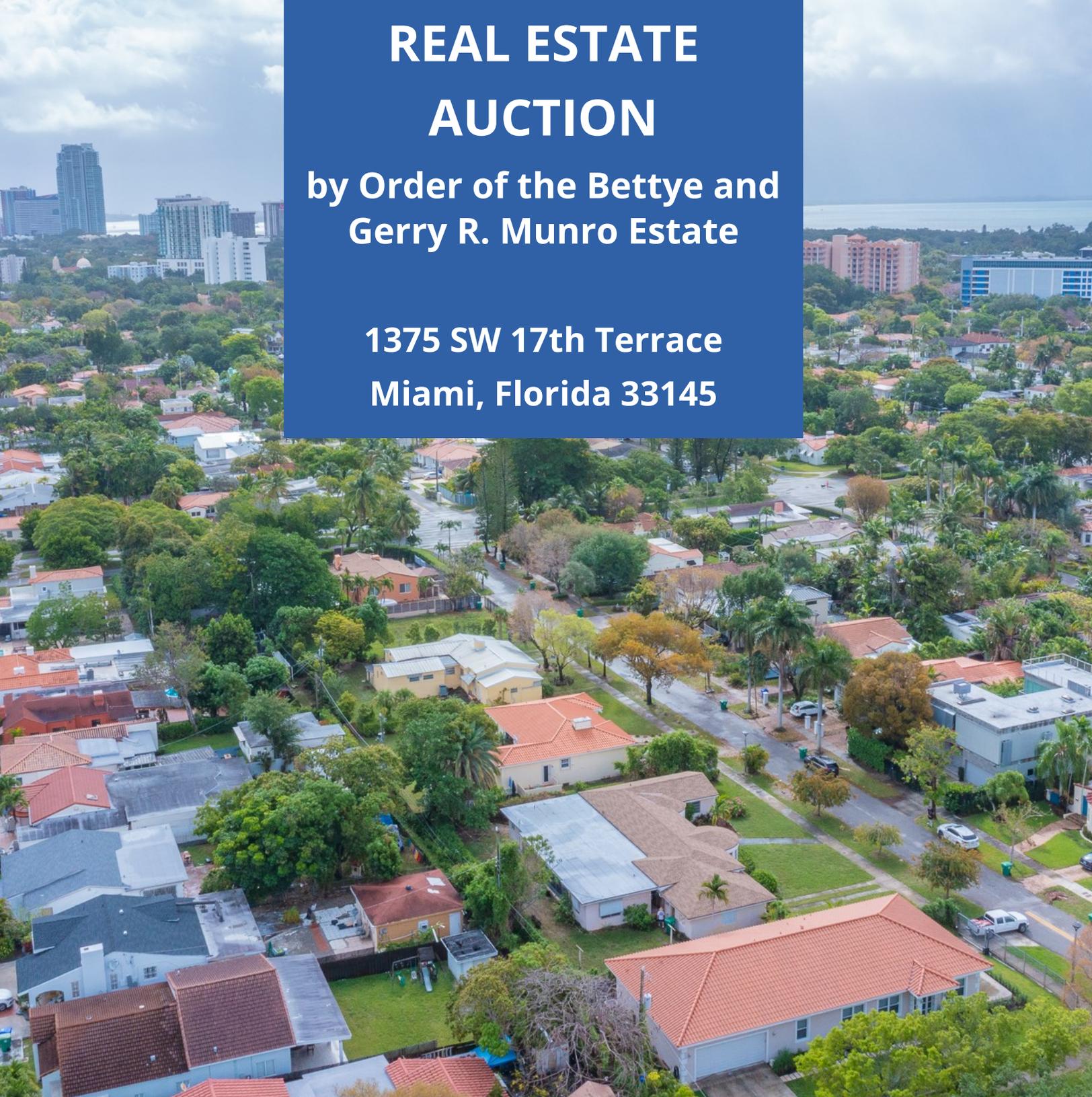
*INFORMATION OBTAINED FROM <https://www.miamiandbeaches.com/neighborhoods/downtown-miami-brickell-area>



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FISHER
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