



FISHER
AUCTION COMPANY

COASTAL SUN
realty



REAL ESTATE AUCTION

Luxury Single Family Residence

**5704 Hilltop Avenue,
Panama City Beach, Florida**

**ONLINE AUCTION
EVENT
DECEMBER 5TH
AT 10 AM CT**

Fisher Auction Company | 2112 East Atlantic Boulevard | Pompano Beach, Florida, 33062

www.FisherAuction.com

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OVERVIEW

REAL ESTATE AUCTION

Fisher Auction Company is pleased to present via Online Auction Event a beautiful 4 Bedroom, 3 Bathroom Luxury Home in the exclusive Biltmore Beach Subdivision in Panama City Beach, Florida. Prime location between the Beach and Lagoon. Modern 2 Story Design updated throughout.

PROPERTY HIGHLIGHTS

- Prime Location in the Prestigious Biltmore Beach Subdivision
- Recently Updated Throughout including Beveled-Glass Double Front Doors, Porcelain and Tile Flooring, Hardwood Stairs with Wrought Iron Spindles, Barn Doors, New Bathrooms,
- Custom Metal Roof, Impact Windows and Doors, New Stucco Exterior
- Spacious Kitchen with Granite Countertops, White Shaker Cabinetry, Stainless Appliances, Custom Island with Barstools, and Subway Tile Backsplash
- Modern 2 Story Design featuring 4 Bedrooms, 3 Full Bathrooms, Sunroom, Single Car Garage and Carport
- Nice Inground Pool with Outdoor Hot/Cold Shower, Pool Shed with Electric and AC
- Within minutes to St. Andrews State Park, Treasure Island Marina, and World Class Fishing and Golf
- Walking Distance to the Pristine Emerald Blue Waters of The Gulf of Mexico
- Perfect Investment for Second Home or Airbnb
- The Sale includes all Furnishings and Fixtures



OVERVIEW

REAL ESTATE AUCTION

PROPERTY DETAILS

- **Address:** 5704 Hilltop Avenue, Panama City Beach, Florida 32408
- **Location:** Biltmore Beach Subdivision, Bay County
- **Directions:** From US 98 go South on Thomas Drive to Trelawney Avenue. Turn right to Treasure Circle. Turn right to Hilltop Avenue. Turn right to address
- **Main Residence:** Total Area 2,116 ± SF, 1,840± SF Under Air , 4 Bedroom /3 Bathroom, Living Room, Sun Room, Dining Room, Kitchen, 160± SF Pool Shed, 252± SF One Car Garage and Carport
- **Construction:** Stucco over Wood Frame, Impact Windows, Metal Roof, Slab on Grade Foundation
- **Zoning:** Single Family Residence
- **2022 Taxes:** \$2,211.00
- **Parcel No.** 32058-020-000
- **HVAC:** Central Air and heat
- **Year Built:** 1984. Effective Year Built: 2014
- **Frontage:** 50± Feet along Hilltop Avenue
- **Land Area:** .15± Acres / 6,750± Square Feet
- **Legal Description:** BILTMORE BEACH 1ST ADD LOT 16 BLK F ORB 3808 P 2034
- **Utilities:** Municipal Water and Septic System



PROPERTY PHOTOGRAPHS



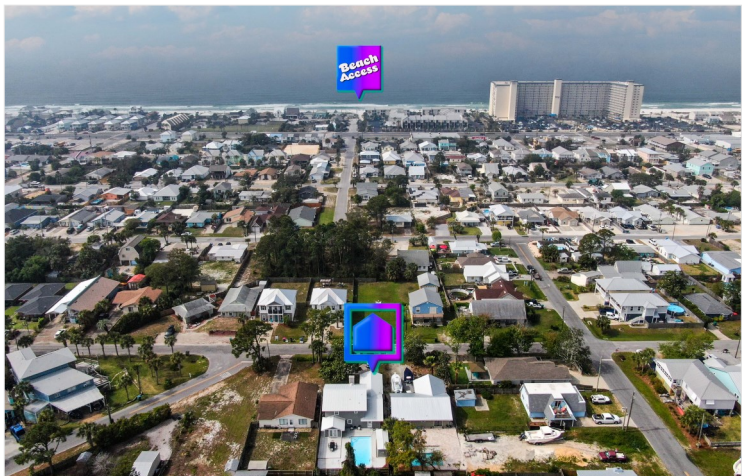
PROPERTY PHOTOGRAPHS



PROPERTY PHOTOGRAPHS

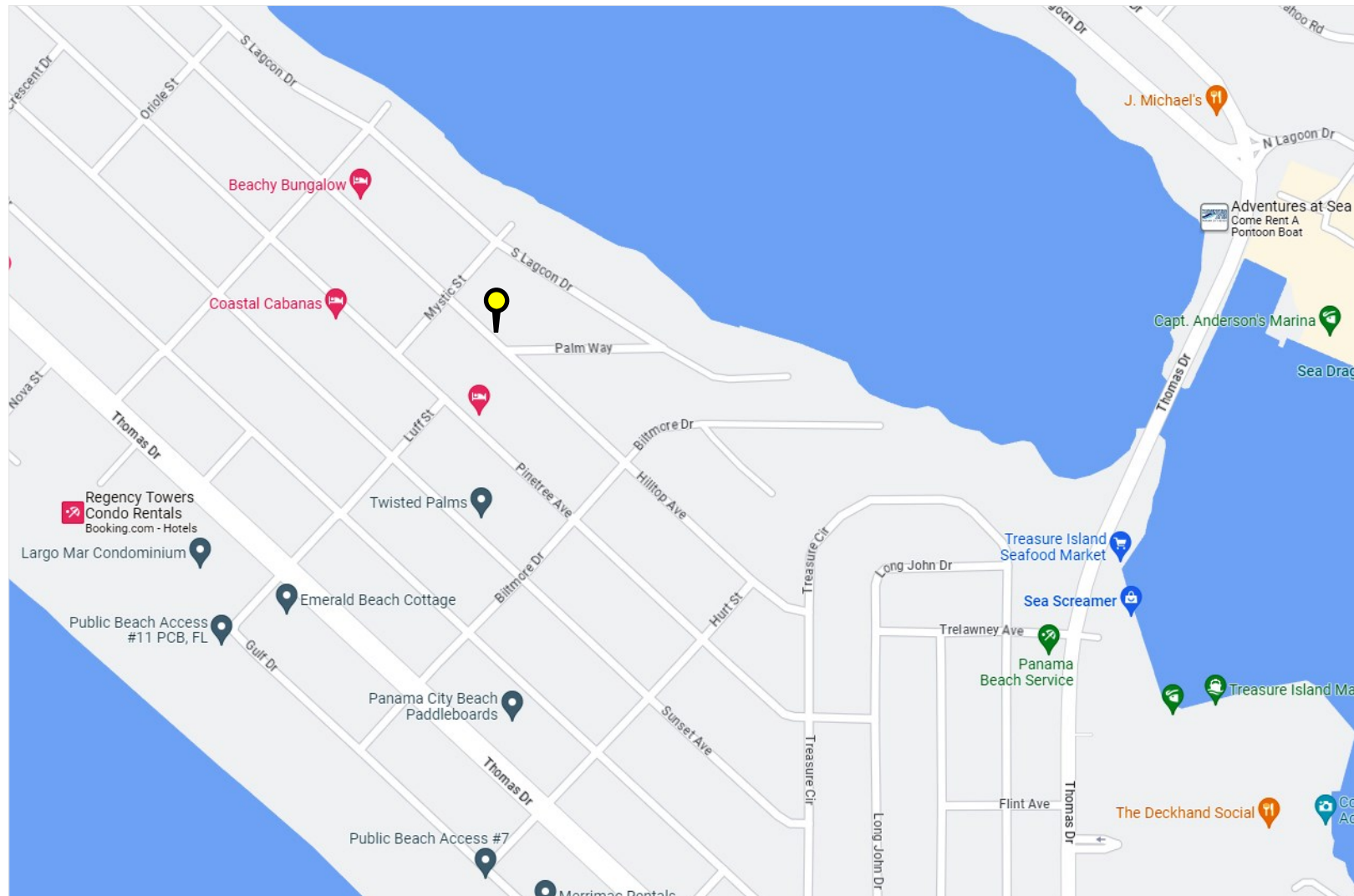


PROPERTY PHOTOGRAPHS



LOCATION MAP

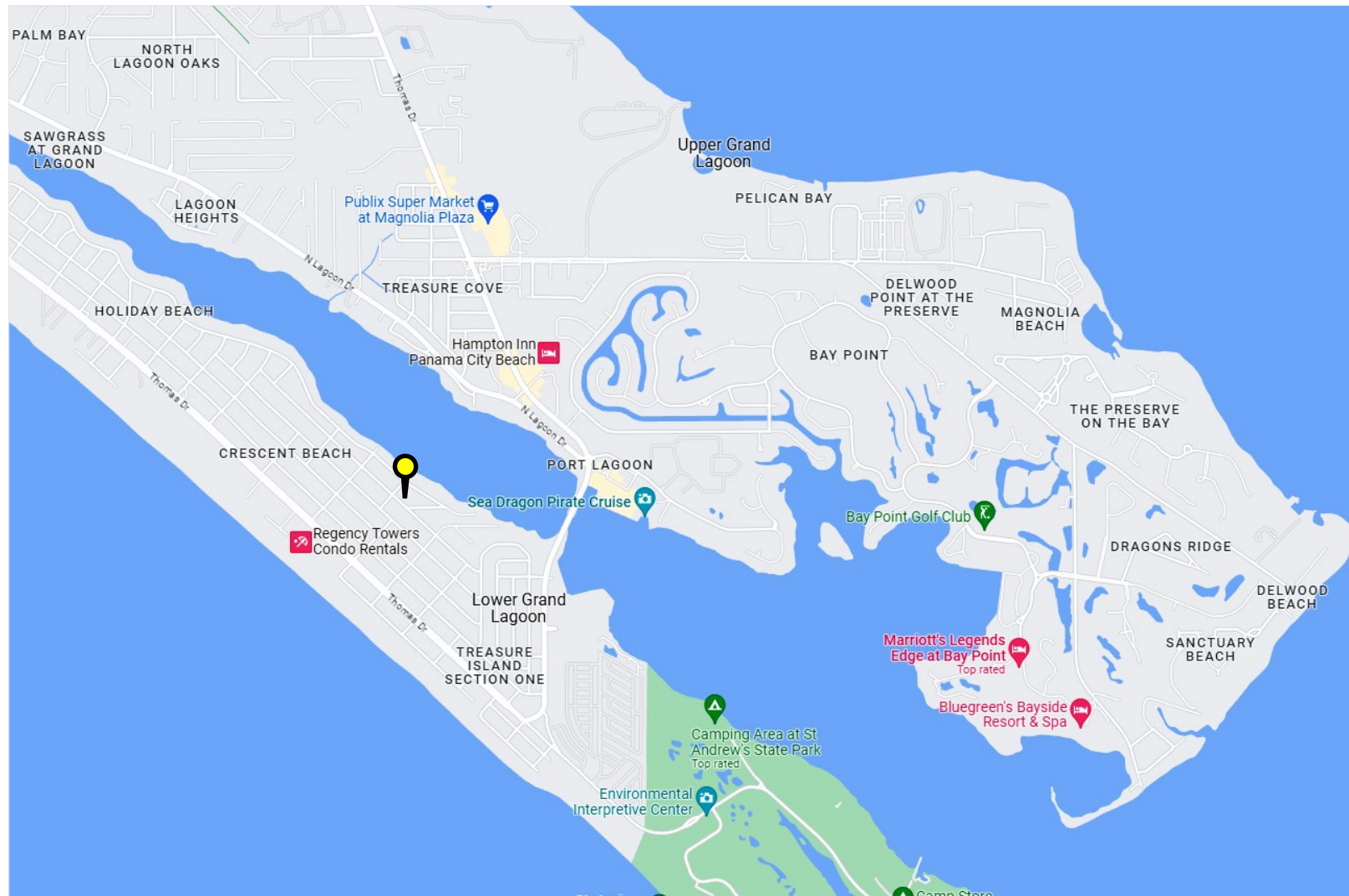
REAL ESTATE AUCTION



Property Location

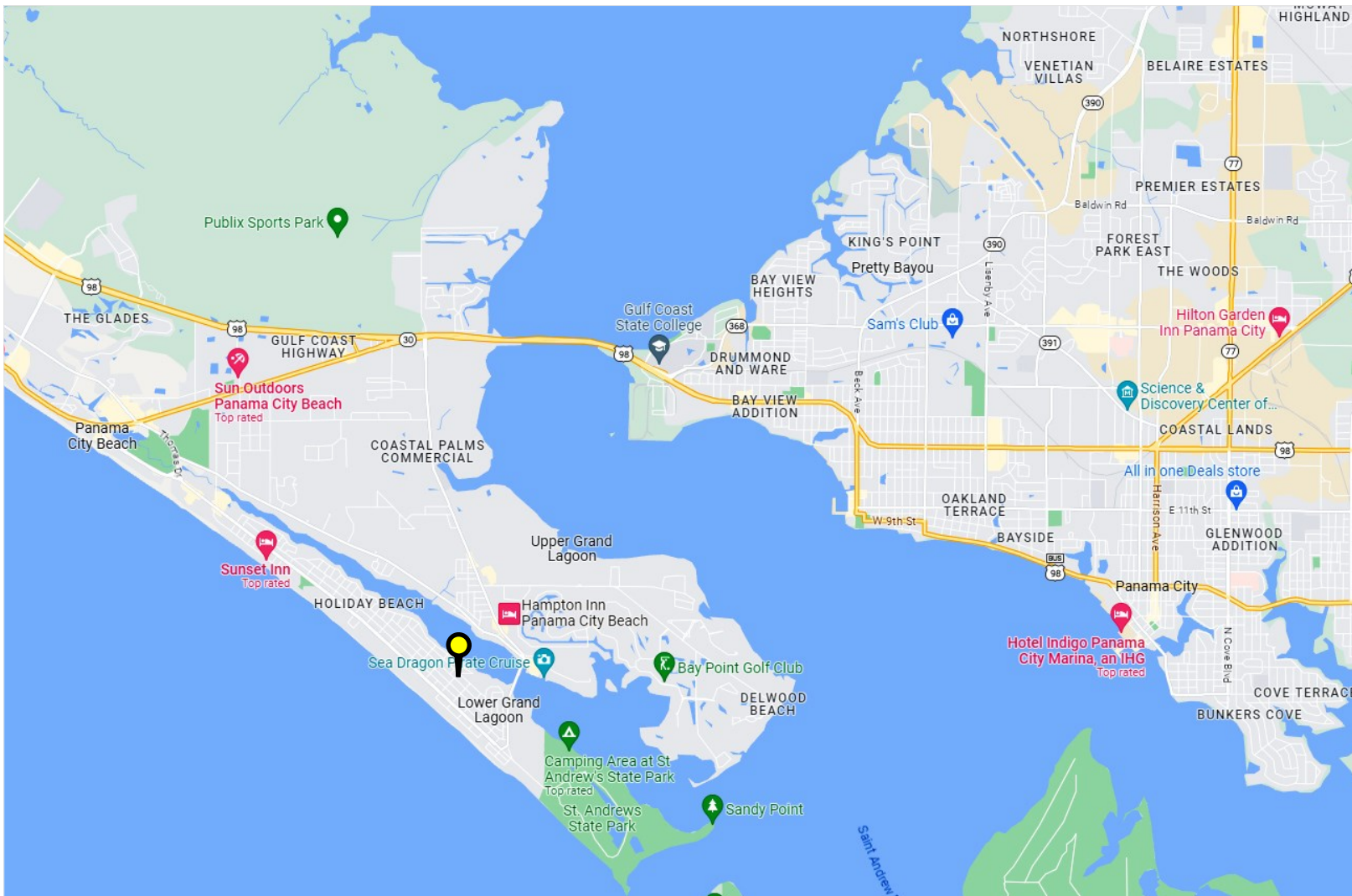
LOCATION MAP

REAL ESTATE AUCTION



Property Location

LOCATION MAP

REAL ESTATE
AUCTION

Property Location

AUCTION SUMMARY

REAL ESTATE AUCTION

Auction Date / Time:	Begins - Tuesday, December 5, 2023 @ 10:00 AM CT Ends - Tuesday, December 5, 2023 @ 1:00 PM CT
Online Only Auction:	Online Auction will be held on Fisher Auction's Exclusive Bidding Platform - Bid.Fisherauction.com
Property Tours:	Please Contact: Sales Agent - Dawn Severt 850.684.8957 Dawnsevertrealtor@gmail.com

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 \$499,000.00 plus the six percent (6%) Buyer's Premium, subject to the terms and conditions of the Governing Documents.

QUALIFYING BIDDER REQUIREMENTS

- Wire into Omega National Title Agency LLC's Account (the "Escrow / Settlement Agent") via a federal wire transfer in U.S. Funds (not an ACH Credit) a \$10,000 Initial Escrow Deposit no later than 5:00PM, CT, Monday, December 4th, 2023. Contact Fisher Auction Company (the "Auctioneer") for wiring instructions via email info@fisherauction.com or call 954.942.0917, Ext. 4124.
- 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 Federal wire transfer to Omega National Title Agency LLC's Account ("the Escrow / Settlement Agent"), within twenty-four (24) hours of the conclusion of the Auction.

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.

AREA OVERVIEW

REAL ESTATE AUCTION

Panama City Beach, FL

Panama City Beach, Florida, offers every kind of fun imaginable, so you can surround yourself with emerald waters, white sand beaches, temperate weather and have the time of your life! No matter who you are or what you enjoy, you'll find your kind of fun in Panama City Beach.

Legendary worldwide for our breathtaking white sand beaches and Southern hospitality, Panama City Beach, Florida, is a natural draw for those seeking the warmth and sunshine of a tropical climate with the let-your-hair down kind of charm you can only find here.

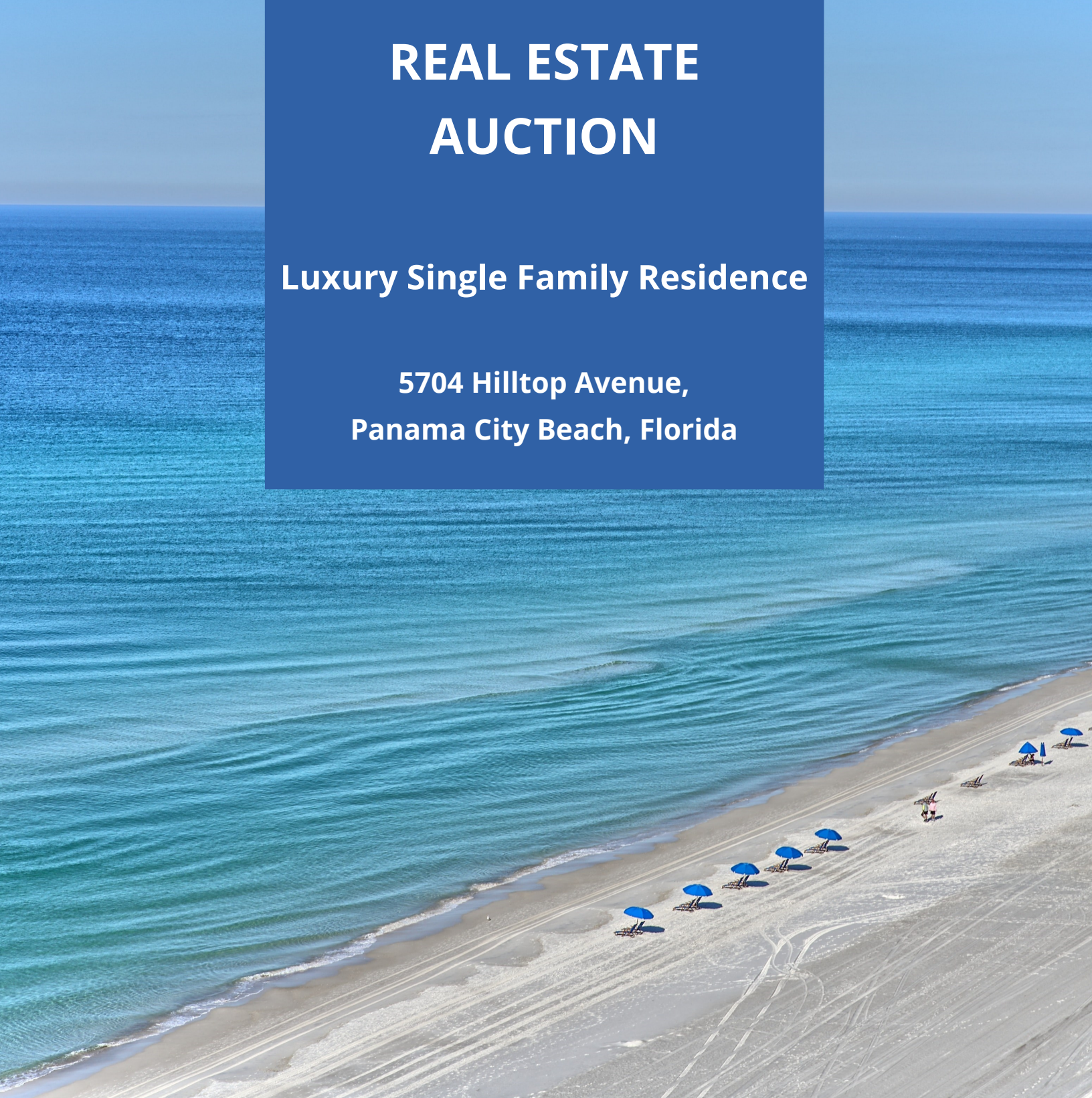
- Located in Northwest Florida, just 98 miles southwest of Tallahassee and 297 miles southwest of Atlanta.
- The city has a year-round population of just over 12,000.
- The legendary pure white sand of Panama City Beach is attributed to quartz crystals washing down from the Appalachian Mountains centuries ago.
- Panama City Beach, Florida, has an average of 320 days of sunshine per year.
- Panama City Beach weather is sub-tropical, with a year-round temperature averaging 74 degrees, which means heavenly conditions for those enjoying Panama City Beach.
- St. Andrews State Park has been named the #2 Beach in America by Trip Advisor. The 1,260 acre park has forests, sand dunes covered with sea oats, fresh and saltwater marshes, a lagoon swimming area, fishing jetties, hiking trails, 1.5 miles of beach and two campgrounds. Opened in 1951, St. Andrews was once the site of a World War II Military Reservation and has won the World's Best Beach Award.
- Panama City Beach is bordered on either side by State Parks: St. Andrews and Camp Helen.
- The city is also known as the Wreck Capital of the South due to the large number of historic wrecks for scuba divers to explore.
- Panama City Beach is home to one of the country's largest sport fishing fleets.
- The area boasts one of the highest concentrations of bottlenose dolphins in the world, one of the many reasons Panama City Beach travel is so popular.
- Panama City Beach fishing is world famous, and fisherman can troll for multiple varieties of fish in our waters, including Blue Marlin, Red Snapper, Mackerel, Trout, Pompano and Cobia.
- A community-coordinated project with Panama City Marine Institute led to the development of 50 artificial reefs off Panama City Beach. The natural reefs range in depth from 80 to 100 feet and are just a few miles offshore. These reefs range in height from three to eight feet and are teeming with sea life, including small corals and colorful sponges.

*INFORMATION OBTAINED FROM <https://www.visitpanamacitybeach.com/plan-your-trip/faqs/pcb-facts/>

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Luxury Single Family Residence

**5704 Hilltop Avenue,
Panama City Beach, Florida**



Real Estate Auction Consultant:

Francis D. Santos

754.220.4116

francis@fisherauction.com



FISHER
AUCTION COMPANY

Sales Agent:

Dawn Severt

850.684.8957

Dawnsevertrealtor@gmail.com

COASTAL SUN
realty

Sales Agent:

Cara Garcia

850.775.8774

Caraonthecoastpcb@gmail.com

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