

# AUCTION

## *Private Bayfront Estate*



LONGPORT, NJ

*Minimum Bid \$1.5M Previous Ask \$5.9M*

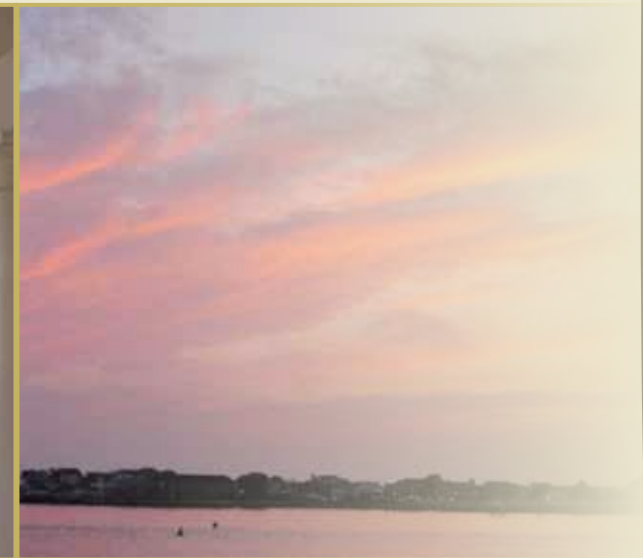
NOVEMBER 10<sup>TH</sup> 2012





# BAYFRONT SPLENDOR

## BREATHTAKING VIEWS



## *Luxury & Style*

- Distinctive custom built home sits on nearly three quarters of an acre and features cedar siding, mahogany decks, copper flashing and slate roofs.
- Inspirational panoramic views of Great Egg Harbor Inlet from the sunlit rooms and the multi-level decking.
- Seven and a half bathrooms; six bedroom suites, gourmet kitchen, three fireplaces, an interior elevator, media room, and Bose stereo surround inside, are just a few of the many features that showcase estates attention to detail.
- 180 feet of bay frontage including two boat slips, a lift, two water craft lifts and new floating dock allow for easy access to the bays recreation and the deep water.
- A three car garage and plenty of parking for friends and family.
- Two additional adjoining buildable lots are included; leaving the opportunity to build two more homes or add a guest cottage and pool.

**AUCTION DATE:**  
NOVEMBER 10<sup>TH</sup>, 1 PM

GUARANTEED TO SELL AT OR ABOVE 1.5 M

**AUCTION LOCATION: ON-SITE**  
2601 ABSEQUAN AVENUE  
LONGPORT, NEW JERSEY

**PROPERTY PREVIEWS:**  
12-2 PM Sunday, October 21<sup>st</sup>  
12-2 PM Sunday, October 28<sup>th</sup>  
12-2 PM Saturday, November 3<sup>rd</sup>



Situated in Atlantic County, Longport is one of New Jersey's most storied oceanfront communities on the southern tip of this barrier island between Ocean City and Margate. This wonderful property spans an entire private block and enjoys spectacular water views, sunsets, passing dolphins and all the recreation on the bay. You and your extended family and friends will enjoy making memories for a lifetime in this classic beauty.

#### HOW TO BUY AT AUCTION:

- 1) Go online at [www.maxspann.com](http://www.maxspann.com) and sign up for a Property Information Package.
- 2) Preview the Estate at the Open House.
- 3) Attend the Auction and Bid Your Price.



**NEW YORK:** 370 Lexington Avenue, Suite 1206, New York, NY 10017 / **NEW JERSEY:** P. O. Box 4992 Clinton, New Jersey 08809

**888.299.1438 / [maxspann.com](http://maxspann.com)**



## Terms and conditions:

**Registration:** On-line, by fax and/or at open houses.

**Date and Place of Auction:** November 10, 2012 @1PM, 2601 Absequan Avenue, Longport, NJ 08403 (Atlantic County).

**Terms of Sale:** A 10% deposit of the contract price is required auction day upon execution of the contract. All bidders must be pre-registered and are required to have a bank cashier's check in the amount of \$100,000. This check should be made payable to yourself and endorsed to Escrow Holder after completion of auction. A second check is required in the form of a personal check for the balance of the 10% deposit. NO EXCEPTIONS PLEASE!

**A 10% Buyer's Premium** will be added to the final bid and be included in the total contract price. Auctioneer reserves right to deny admittance to any person. Auctioneer may alter terms of sale through announcement on Auction Day.

**Contract:** The successful high bidder will be required to sign a contract of sale immediately upon the conclusion of the auction with the deposit acting as a down payment (earnest money). This is an Auction Sale and is not subject to an attorney review period. Contract of sale was prepared by Seller's Counsel and should be reviewed prior to the auction.

**Closing:** Will be on or before 30 days following the Auction Date. Payment of the balance of purchase price by certified check or bank cashier's check.

**Disclaimer:** All information regarding the properties for sale are from sources deemed reliable, but no warranty or representation is made by the Seller, Auctioneer, Realtor, Affiliates or Employees of the Realtor as to the accuracy or reliability thereof and same is subject to errors, omissions, other conditions, or withdrawal without notice. Prospective Purchasers must rely solely upon their own investigations and due diligence.

**Financing:** Available to qualified buyers, purchase is not contingent on purchaser financing.



Max Spann Real Estate & Auction Co.

P. O. Box 4992

Clinton, New Jersey 08809

www.maxspann.com

A licensed NJ Real Estate Broker

In cooperation with Matthew Vassallo Real Estate



# AUCTION

*Private Bayfront Estate*

NOVEMBER 10<sup>TH</sup>, 1 PM

## PROPERTY PREVIEWS

12-2 PM Sunday, October 21<sup>st</sup>

12-2 PM Sunday, October 28<sup>th</sup>

12-2 PM Saturday, November 3<sup>rd</sup>

MINIMUM BID \$1.5M - PREVIOUS ASK \$5.9M



*Beautiful Bay Sunsets*

### AUCTION LOCATION:

2601 Absequan Avenue, Longport, NJ

From the North: Take the Garden State Parkway South to Exit 30 toward Somers Point/Ocean City Downtown. Stay straight on MacArthur Blvd./RT-52 for 2.2 miles and turn left onto Shore Rd. Continue on Shore Rd for 1 mile and turn right onto E Maryland Ave/RT-620. Proceed on E Maryland Ave/RT-620 which becomes Longport Somers Point Blvd/RT-152 for 3.7 miles. As you cross the bridge into Longport, the property is the first home on the right directly on the bay.

From the South: Take the Garden State Parkway North to Exit 29, toward Somers Point/Ocean City. Turn slight right onto New Rd/US-9 and follow to first light. Turn right onto Mays Landing Rd. and follow for 1 mile where road becomes Shore Rd. Continue on Shore Rd for 1 mile and turn right onto E Maryland Ave/RT-620. Proceed on E Maryland Ave/RT-620 which becomes Longport Somers Point Blvd/RT-152 for 3.7 miles. As you cross the bridge into Longport, the property is the first home on the right directly on the bay.

