

# AUCTION

7 Bedroom Classic  
Family Beach Retreat  
Ocean City, NJ

Gardens Section



Max Spann Real Estate & Auction Co.  
P. O. Box 4992  
Clinton, New Jersey 08809

[www.maxspann.com](http://www.maxspann.com)



A licensed NJ Real Estate Broker

**Auction Date: October 18<sup>th</sup> 3 PM**

#### TERMS AND CONDITIONS

**Registration:** By fax, on line and at open houses September 28 and October 4, & 11, 2014

**Date and Place of Auction:** October 18, 2014 @3PM; Stockton Seaview Hotel & Golf Club, 401 South New York Road, Galloway, NJ 08205.

**Terms of Sale: Auction Requirements: 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 \$75,000. 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!**

**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.

Property is guaranteed to sell at or above minimum bid of \$1,500,000.

**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.

**Broker Participation:** Invited, call for details.

**Disclaimer:** THE PROPERTY IS SOLD "AS IS". 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.

**MINIMUM BID \$1,500,000**  
**PREVIOUSLY ASKING \$2,995,000**

# AUCTION

7 Bedroom Classic Family Retreat  
America's Vacation Playground



Ocean City, NJ  
Gardens Section

October 18<sup>th</sup>



# OCEAN CITY- AMERICA'S FAMILY VACATION PLAYGROUND

## PREVIEW DATES:

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

12-2 PM, Saturday, October 4<sup>th</sup>

12-2 PM, Saturday, October 11<sup>th</sup>

## AUCTION DATE:

SATURDAY, OCTOBER 18, 2014 3 PM

## AUCTION LOCATION:

STOCKTON SEAVIEW HOTEL & GOLF CLUB  
401 SOUTH NEW YORK ROAD  
GALLOWAY, NJ 08205.

**MINIMUM BID \$1,500,000**  
**PREVIOUSLY ASKING \$2,995,000**

## Gardens Section of Ocean City

*Make priceless memories in this classic Jersey shore beach house. Entertain family and friends while viewing the crashing waves from the porch and sundecks. Located in the Gardens Section of Ocean City, rated the #1 New Jersey beach by nj.com. Parking for six, multiple fireplaces, impeccably finished bathrooms and a private master suite like no other will have you wanting to stay all year round.*



7 Tastefully decorated bedrooms  
All furniture and furnishings included!



Private sun deck with sliding skylight roof and incredible views of the beach & ocean



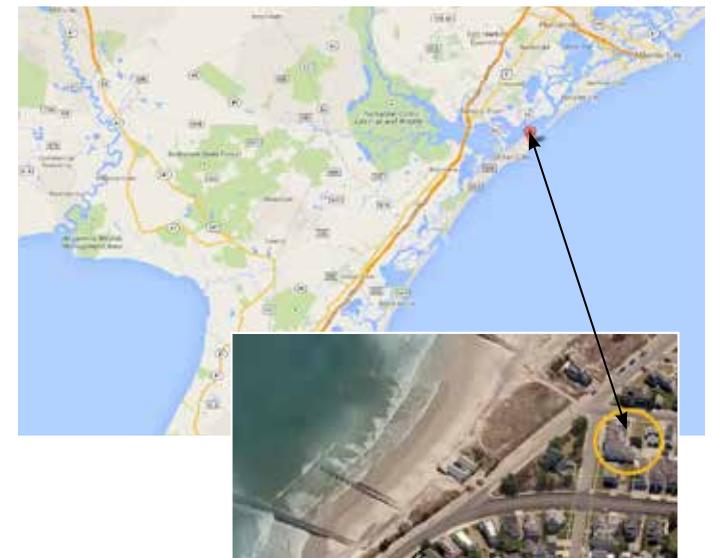
View from the deck



Gourmet kitchen with a six seat Casaerstone quartz island



Hardwood floors and a wide open floor plan



## STEPS TO YOUR BEACH

210 Gull Road, Ocean City, Cape May County, NJ 08226

### DIRECTIONS:

**From North:** Take the Garden State Parkway to exit 30 for Route 52/Ocean City. Continue on Route 52 South into Ocean City/W. 9th Street. Turn Left onto Ocean Ave. Continue for 1.3 miles, turn Right onto Gull Rd, property is on the Right, 210 Gull Rd.

**From Philadelphia:** Take the Atlantic City Expressway to the Garden State Parkway South and follow directions above to exit 30.



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