

AUCTION

SUNSET BAY

Minimum Bids from \$85,000
Previous Asking Up To \$659,900

22

WATERFRONT VILLAS

ON CHINCOTEAGUE ISLAND



CHINCOTEAGUE, VIRGINIA
SUNDAY, SEPTEMBER 13TH 2009 1:00 PM

SUNSET BAY

Island Living at its Finest



Here time is spent relaxing and being close to nature. Take off your shoes, relax, and enjoy some of the most beautiful sunrises and sunsets you will ever see. Feel the cool breeze on your shoulders as you watch animals interacting in their natural habitat. Stroll along the miles of undeveloped beach, This is your paradise.



"The most precious island I've ever seen!" - Max Spann Sr.



- Old Town Chincoteague Architecture
- Community Crabbing & Fishing Pier
- Direct Access to Marina
- Promenade Walking Pier Along the Water's Edge
- Minutes to Shopping and Many Fine Restaurants
- Assateague State Park and Beach- Minutes Away
- Bird Watchers Come to Experience Peace & Quiet and Beauty
- Low Property Taxes



UNPARALLELED SCENIC BAYFRONT VIEWS

PLAN YOUR TOUR NOW

Residence Previews:

Saturday, August 15th 12-2 PM

Saturday, August 22nd 12-2 PM

Sunday, August 23rd 12-2 PM

Saturday, August 29th 12-2 PM

Sunday, August 30th 12-2 PM

PROPERTY LOCATION:

6321 Captains Lane

Chincoteague, VA 23336

Terms and Conditions:

Registration: By fax and at open houses

Date and Place of Auction: September 13, 2009 at 1:00PM. Sheraton Annapolis Hotel, 173 Jennifer Road, Annapolis, MD 21401

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 \$15,000. 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 cashiers check.

Broker Participation: Invited, call for details.

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 and the limited representations and warranties of Seller set forth in the Contract of Sale.

Financing: Available to qualified buyers.

LUXURY AMENITIES

- Convenient elevators
- High 9' ceilings
- Open floorplan design for entertaining
- Raised panelled white kitchen cabinetry with crown molding
- Pendant lighting at kitchen bar and dining room
- Whirlpool tub in master bathroom
- Master bedroom access to exterior decks
- Cyber home! Pre-wired for phone, computer, cable and security system
- All appliances included-19 cu ft refrigerator, large deluxe glass top range, microwave, dishwasher, and extra large washer and dryer
- Low maintenance exterior finishes with 25 year architectural shingles
- Exterior storage area
- Outdoor swimming pool with large integrated spa



New Home
Builder's
Warranty

Properties will be sold through Bidder's Choice. (In each round of bidding, the winning bidder chooses their favorite property from the remaining inventory.)

The first 3 units from Group A and first 3 units from Group B are guaranteed to be sold at the minimum bid or higher, subsequent units will be subject to seller's confirmation.

SELECT YOUR HOME - BID YOUR PRICE!

GROUP A

Unit #	View	Sq Ft	Bed/ Bath	Previous Ask	Minimum Bid
101*	Bay	1,859	3/2	\$629,900	\$95,000
102	Bay	1,954	3/2	\$629,900	\$95,000
103*	Bay	1,792	3/2	\$579,900	\$95,000
104	Bay	1,792	3/2	\$579,900	\$95,000
201	Bay	1,859	3/2	\$644,900	\$95,000
202	Bay	2,119	3/2	\$644,900	\$95,000
203	Bay	1,792	3/2	\$584,900	\$95,000
204	Bay	1,792	3/2	\$584,900	\$95,000
301	Bay	1,859	3/2	\$659,900	\$95,000
303	Bay	1,792	3/2	\$609,900	\$95,000
304	Bay	1,792	3/2	\$609,900	\$95,000

* Model Residence-Includes All Furniture

GROUP B

Unit #	View	Sq Ft	Bed/ Bath	Previous Ask	Minimum Bid
106*	Marina/ Bay	1,919	3/2	\$484,900	\$85,000
107	Marina/ Bay	1,919	3/2	\$474,900	\$85,000
114*	Marina/ Bay	1,760	3/2	\$499,900	\$85,000
205	Marina/ Bay	1,919	3/2	\$504,900	\$85,000
206	Marina/ Bay	1,919	3/2	\$494,900	\$85,000
207	Marina/ Bay	1,919	3/2	\$484,900	\$85,000
208*	Marina/ Bay	1,979	3/2	\$489,900	\$85,000
222*	Pool/ Bay	1,636	3/2	\$449,900	\$85,000
306	Marina/ Bay	1,919	3/2	\$509,900	\$85,000
307*	Marina/ Bay	1,919	3/2	\$499,900	\$85,000
308	Marina/ Bay	1,979	3/2	\$509,900	\$85,000

* Model Residence-Includes All Furniture

Pick Your Residence - Pick Your Boat Slip



Deepwater Marina



Home of the world famous Chincoteague annual pony swim. Nestled in a quiet seaside community overlooking Chincoteague Bay, Sunset Bay is minutes from the Assateague Island National Seashore.



On-line Bidding Available at
www.maxspann.com



Explore the island by bike. Then take a splash in the outdoor pool and spa, or catch some midday sun at the beach.

HOW TO BUY AT AUCTION:

- 1) Call 888-299-1438 for the Property Information Package
- 2) Preview the Community at the Open House
- 3) Attend the Auction and Bid Your Price

Call Today for Property Information Package and Pre-Registration Form

888-299-1438 / maxspann.com



Auction Location:

Sheraton Annapolis Hotel

173 Jennifer Road · Annapolis, MD 21401

From North/Baltimore: Take I-695 to exit 4 for I-97 toward Bay Bridge/Annapolis. Take 97 south until the end to the US-301 N/US-50 E exit toward Annapolis. Take exit 23 for MD-178/MD-450 toward Parole. Keep right at the fork, follow signs for Crownsville and merge onto MD-450/West Street. In 1/4 mile turn right at Jennifer Rd. Continue for 1/4 mile to Sheraton Hotel, 173 Jennifer Road.

From South/Washington DC metro area:

Take I-95/I-495 to exit 19A to US-50 East toward Annapolis. Continue on US-50 E to exit 23 for MD-178/MD-450 toward Parole. Keep right at the fork, follow signs for Crownsville and merge onto MD-450/West Street. In 1/4 mile turn right at Jennifer Rd. Continue for 1/4 mile to Sheraton Hotel, 173 Jennifer Road.



Max Spann Real Estate & Auction Co.

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www.maxspann.com

Kendall J. Bennett Auction

License #1152 FLN#187



REAL ESTATE AUCTION

SUNDAY, SEPTEMBER 13TH 2009 1:00 PM

22 Waterfront Villas

The Sea-Natures Chosen Spot

**BUILDER'S
CLOSE-OUT**
New Construction



Minimum Bids from \$85,000
Previous Asking Up To \$659,900

Property Directions:

From Washington, D.C. and Baltimore, MD:

Take I-95 to Route 50 East. Follow Route 50 East to Route 13 South. Continue on Route 13 South towards Norfolk, VA. Turn left on Highway 175 East. Follow 175 into Chincoteague. At the traffic light, take a right onto Main Street. Sunset Bay is on the right. Approximate Driving Time: 3 hours.

From Philadelphia, Pennsylvania, and Points North: Take I-95 South to Route 1 South. Exit at Christiana Mall. Follow Route 1 South to Route 13 South. Follow Route 13 South to Virginia Route 175 East. Follow Route 175 into Chincoteague. Approximate Driving Time: 3.5 hours.

From Virginia Beach and Norfolk, VA: Take I-64 East to Route 13 North via Exit # 282 to Chesapeake Bay Bridge Tunnel. Follow Route 13 North to Virginia Route 175 East. Turn right onto Highway 175 East. Follow 175 into Chincoteague. Approximate Driving Time: 2 hours.

