

AUCTION

Villa by the Sea

VENTNOR, NJ



SEPTEMBER 15TH 2012



A MAGNIFICENT BEACHFRONT ESTATE



LUXURY & STYLE

- Grand 9,800^{+/-} Sq. Ft. Beachfront home with 11 bedrooms, each with private bathroom.
- Full Block Wide half acre lot, spanning 125 feet of beach frontage, includes private gardens, iron gates, brick walls, and pond.
- Breathtaking views of the beach and ocean can be experienced from the numerous covered porches and decks.
- Entertain guests in the formal and casual dining rooms, complete with commercial kitchen and service stations.
- Elegant foyer with parlor, elevator, stunning staircase, and private phone room.
- Full basement with laundry area and plenty of storage space.
- 2 car detached garage and additional parking.
- Residential zoning permits subdivision.



Villa St. Joseph by the Sea has graced the Atlantic Shores since the turn of the 20th century. Enjoyed as a vacation retreat by The Archdiocese of Philadelphia for nearly 50 years, this custom home is truly a once-in-a-lifetime offering. Just steps from the beach, this estate affords the rare opportunity to soak in panoramic views of the ocean, the sounds of the tumbling surf, the comfort of a shady porch, and the privacy of brick-walled gardens.



SEPTEMBER 15TH 2012 1 PM

PROPERTY PREVIEWS:

Sunday, August 19th

Sunday, August 26th

Saturday, September 1st

Sunday, September 9th



Auction Location: On-site at 114 S. Princeton Ave. in Ventnor, Atlantic County, NJ 08406

HOW TO BUY AT AUCTION:

- 1) Go online at www.maxspann.com and sign up for a Property Information Package.
- 2) Preview the property at the Open House.
- 3) Attend the Auction and Bid Your Price.

888.299.1438 / maxspann.com

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





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



In cooperation with
Prudential Fox & Roach Realtors

SEPTEMBER 15TH 2012, 1 PM

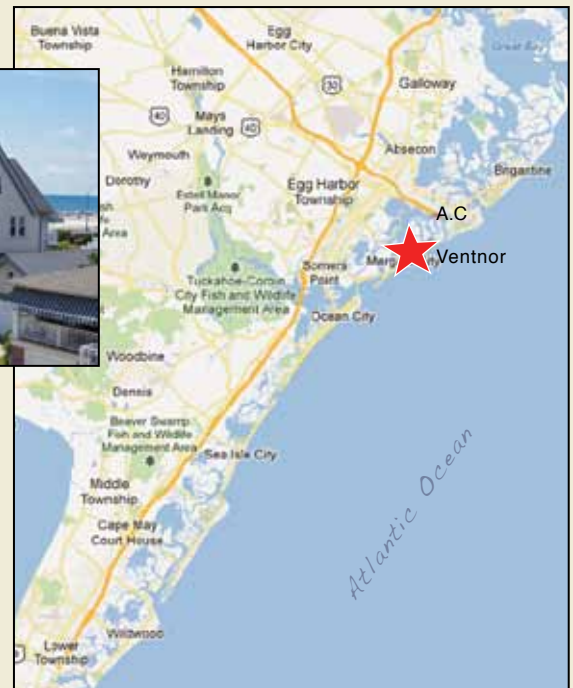
AUCTION

VILLA BY THE SEA A MAGNIFICENT BEACHFRONT ESTATE



PROPERTY PREVIEWS

- Sunday, August 19th 12-2 PM
- Sunday, August 26th 12-2 PM
- Saturday, September 1st 12-2 PM
- Sunday, September 9th 12-2 PM



Directions : (114 S. Princeton Ave Ventnor, NJ 08406)

From All Points: Follow the Atlantic City Expressway South toward Atlantic City. Take Exit 2 (Rt 322/ Ventnor/Margate) and proceed 1.7 miles to West End Ave. Turn right onto West End Ave(which becomes Wellington Ave) and proceed 1.4 miles to Dorset Ave. Turn left onto Dorset Ave and proceed 1 mile to Atlantic Ave. Turn right onto Atlantic Ave and proceed 0.3 miles to Princeton Ave. Turn left onto S.Princeton Ave and the property will be on the right side closest to the boardwalk/beach.

Terms and conditions:

Registration: By fax and at open houses

Date and Place of Auction: September 15, 2012 @1PM, 114 S. Princeton Ave. Ventnor, NJ 08406.

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 45 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: 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.

