



Lisc. RE Broker - AB3381 - AU1340

# \* \* ESTATE \* \* AUCTION

## SATURDAY - SEPT 15th - 10a.m.

### 31750 Tropical Shores Dr, Tavares, FL 32778

Since we have dedicked to relocate, Ewald Auctions has been authorized to sell the following real estate and personal property at PUBLIC AUCTION!!!

### 3 Bed / 2 Bath CANAL FRONT CBS Home Tools, Mower, Furniture, Collectibles & More!

#### 3 Bed/ 2 Bath CBS Home

- @1,950 sq. ft. - Built 1958
- 0.35 Acres - 15,340 sq. ft. Lot
- NEW ROOF 08/2018
- Screened rear patio
- Sewer & City Water
- Zoned: Single Family Residential
- Approx. \$1,700/yr in prop taxes
- Boathouse (needing repair)
- 95' seawall
- Schools:
  - Tavares Elem, Middle & High



#### Amenities

- 2.2mi to downtown Lk Sqr Mall
- 2.4mi to downtown Tavares
- Eon canla to Dead River connecting Lake Harris & Lake Eustis

#### PERSONAL PROPERTY

**TOOLS:** Toro Trimcutter 24220 zero turn mower, chop saw, chain saw, gas branch trimmer, blower, & weed eater, bench grinder, drill press, rolling tool box, air & power tools, hand tools, too much to list it all here...

**FURNITURE:** roll top desk, 5pc wood bedroom suite, multiple china cabinets, glass top dining table & 4 chairs, computer desk, silverware, serving sets, recliners, lamps, florals, luggage, (2) wheelchairs, digital camera, and more...

**MISC:** (2) refrigerator/freezers, KitchenAid mixer, small appliances, Keurig, Maytag Bravos X washer, Maytag dryer, glassware, Kirby vacuum, large qty of kitchen supplies and cooking accessories and more...

**Still discovering items as we set up!**

#### TERMS & CONDITIONS

##### REAL ESTATE

- Real Estate sells on as "AS IS, WHERE IS" basis.
- Real Estate selling subject to Seller's Confirmation!
- 10% Buyer's Premium charged on ALL property.
- \$10,000 cash or cashier's check must be displayed to bid.
- 10% Deposit due day of auction.
- Balance due at closing within 30 days of auction.
- NO contingencies to closing.
- ALL closing costs at the buyers expense.
- ALL 2018 taxes to be paid by the buyer at closing.

##### PERSONAL PROPERTY

- ALL Personal Property sells to the HIGHEST BIDDER, REGARDLESS OF PRICE!
- ALL Personal Property sells on as "AS IS, WHERE IS" basis.
- 13% Buyer's Premium charged on ALL property • 3% discount for cash. • Payment in Full day of auction • Payment in Cash, cashier's check or credit card. • Removal immediately following auction. Inspection by appointment ONLY or (1) hour prior to auction. • Auction conducted on site, rain or shine. *Announcements made at the auction take precedence over printed matter.*

## 407-275-6853

## www.ewaldauctions.com

