

# FOR SALE BY PUBLIC AUCTION

## AUGUST 2ND AT 11 AM

16304 ROCK LAKE DR, ODESSA, FL



## SERENE HOME ON LAKE JOSEPHINE

- Completely Renovated - 3,400 Square Feet Home On 1.71 Acre Lot (MOL)
- 3 Bedrooms, 2 1/2 Bathrooms plus Study
- 2 Car Garage plus Possible In-Law Suite
- Gourmet Kitchen with GE Profile Stainless Appliances
- Wood & Tile Floors
- Wet Bar
- Custom Dock with 12 x 13 Gazebo
- Front & Back Porches
- Very Private, Mature Oak Trees & Beautiful Views of Lake from Every Room
- Minutes to Veterans Expressway
- Septic Installed at Buyer Expense \$10K

PREVIEW DAY OF SALE FROM 9AM

**Terms and conditions:** At the Auction, winning bidder will be required to place a 5% deposit based on the purchase price of the property with the escrow agent. Personal or business check will be accepted. The balance will be due at closing within 30 days. The Seller will pay for and provide a Title Insurance Policy. The Seller will provide the deed. The Buyer will pay for the Documentary Stamps. All prorations will be as of closing day. A 10% Buyer Premium will be added to the bid to create the purchase price. Premier Auction Group and the Seller expressly disclaim any liability for errors, omissions or changes regarding any information provided for this sale. Potential purchasers are strongly urged to rely solely upon their own inspection and due diligence in preparing to purchase this property and are expressly advised not to rely on any representation made by the seller or their agents. Premier Auction Group, Inc represents the seller only.



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