

FOR
SALE

BY PUBLIC
AUCTION

DOWNTOWN DUNEDIN



WHEN

Saturday, April 12th
@ 11 AM

WHERE

ON SITE
600 Louden Ave
Dunedin, FL

OPEN HOUSE

Day of Sale, From 9 AM

Suggested Opening Bid \$150,000

This Home Will Surprise You
Tons of Personality:

- Bright Rooms with Many Windows
- Arched Doorways
- Real Wood Floors
- Formal Living Room
- Formal Dining Room
- Step Down Family Room
- Remodeled Bathrooms

- Side, Drive Way with Carport
- Private Yard, Covered with Oyster Shell
- Walkways & an Outdoor Fireplace
- Located .04 Miles from Mease Dunedin Hospital, Perfect location for any Medical Professional
- 4 Blocks From Downtown Dunedin, weekend festivals, quaint shops & Fine Dining.



John Olejnik (727) 512-5891

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.