

FOR
SALE

BY PUBLIC
AUCTION

WATERFRONT COMMUNITY HOME



WHEN

Saturday, May 9th
@ 11AM

WHERE

ON SITE

820 Cocoanut Ave
Nokomis, FL

PREVIEW

Day of Sale, From 9 AM

SUGGESTED OPENING BID \$100K

- Waterfront Community
- Community Boat Launch
- 1,571 Sq Ft (MOL)
- 3 Bedrooms/2 Bathrooms
- Open Aired/Fenced in Pool
- Mother In-Law Suite with Full Kitchen
- Many Upgrades: 2 AC Units, Pool Pump, Sprinkler System, Fencing & Stove



Steve Doran (727) 785-4300

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.

