

Property Summary

The Standard of Excellence

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Prestigious Coconut Grove Estate Home 3659 Bayview Road Coconut Grove, Florida 33133

To Be Sold to the Highest and Best Bidder at or above \$790,000.00



Auction Date / Time:	Saturday, December 17 th , 2011@ 11:00 A.M., E.T.
Auction Location:	Auction Conducted on the Premises: 3659 Bayview Road Coconut Grove, Florida 33133
Property Tours:	Call Ana Lucia Eisner @ 305.336.4217 to schedule a Property Tour
Auction Day Escrow Deposits:	■ A \$50,000.00 Cashier's Check or Certified Funds made payable to Newman Title Insurance Agency ■ The Total Deposit required on Auction Day is 10% of the Contract Price. Therefore, an Additional Deposit will be required in the form of a Business or Personal Check. ■ The Total Deposit required on Auction Day is 10% of the Total Contract Price. Therefore, an Additional Deposit will be required in the form of a Business or Personal Check from a U.S. Bank
Broker Participation:	■ 3% of the Bid Price ■ Call 800.331.6620 or visit www.fisherauction.com for the Mandatory Real Estate Buyer Broker Participation Registration Form

Property Highlights

- Custom Old Florida Style Two Story Estate Home
- Located in Prestigious Coconut Grove
- Subdivision is bordered by Biscayne Bay to the East
- Spacious 4,854± SF Living Area / Total of 7,061± SF
- Oversized Kidney Shaped Swimming Pool with expansive Deck Area
- Brick Circular Driveway with Fenced Access
- Convenient to US 1, I-95, and Miami International Airport
- Close proximity to Miami, South Beach, Major Shopping, Cultural and Entertainment Venues

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<u>Property Address:</u>	3659 Bayview Road, Coconut Grove, Florida 33133
<u>Property Description:</u>	Four (4) Bedroom and Four (4) Bathroom Two Story Custom Estate Home in Prestigious Coconut Grove, Florida
<u>Property Directions:</u>	From US1 travel South on S.W. 37 th Avenue to Main Highway. Turn left on Main Highway and immediately right on Bayview Road to address.
<u>Location Description:</u>	■ Prestigious Coconut Grove location bordered by Biscayne Bay ■ Close proximity to Miami, South Beach, Major Shopping, Restaurants, Banking and Entertainment
<u>Legal Description:</u>	21-28 54 41 PB 2-33 EWANTON HEIGHTS A SUB OF PART OF LOT M LOT K AND PROP INT IN & TO COMMON ELEMENTS NOT DEDICATED TO PUBLIC
<u>Improvement Data:</u>	■ Four (4) Bedrooms and Four (4) Bathrooms ■ Total of 7,061± Square Feet ■ 4,854± Square Feet Under Air
<u>Land Size:</u>	■ .27± Acres ■ 100± Ft. x 120± Ft. ■ 12,000± Square Feet
<u>2010 Real Estate Taxes:</u>	■ \$33,297.00 ■ Parcel No. 01-41-28-009-0240 ■ Tax Assessment Value of \$1,110,065.00
<u>Flood Zone:</u>	■ Zone X ■ FEMA Map No. 12086C0459L
<u>Utilities:</u>	■ Water – Supplied by City of City of Coconut Grove ■ Sewer – Supplied by City of City of Coconut Grove ■ Electrical – Supplied by Florida Power & Light ■ Telephone – Supplied by AT&T
<u>Construction:</u>	CBS
<u>Year Built:</u>	Approximately 1922/Renovations in 2006
<u>Air Conditioning:</u>	Two (2) Zone Central Air and Heat
<u>Flooring:</u>	Cuban, Mexican Tile and Jerusalem Stone
<u>Windows:</u>	Casement Type
<u>Roof:</u>	Shingle

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Irrigation System:

Automatic Timer

Garage:

Two (2) Car with Automatic Door Opener

Interior Features:

- Custom Marble and Hardwood Flooring throughout
- Ten (10) Foot Ceilings Throughout
- Updated Kitchen and Bathrooms
- Custom Wood Burning Fireplace

Exterior Features:

- Circular Brick Driveway and Perimeter Security Fence
- Custom Landscaping
- Expansive Pool Deck overlooking Oversized Kidney Shaped Pool

Complete Property Information Package is and may be downloaded via our website at www.fisherauction.com

The information above has been obtained from sources deemed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. It is your responsibility to independently verify the accuracy and completeness of the information.