

Bank Foreclosure - Absolute Auction

Friday April 30 1pm

**2 bedroom 2 bath condo in Promenades East
21405 Olean Blvd #206, Port Charlotte, FL 33952**



- Property ID 402222601006
- 807 sq ft living area
- Unit on 2nd floor close to elevator & stairway access
- Harbor Blvd view
- 2 bedrooms, 2 baths, living room & kitchen area, balcony porch & closet
- dedicated outside parking space
- association dues \$245 monthly
Note: The association has over \$500,000 in reserves for repairs and maintenance
- swimming pool, spa, clubhouse
- water, sewer, trash included with dues
- Comcast tv, Century Link phone, FPL electric

Note: When attending the preview inspection or auction, please park in designated visitor spots on the West side. Come to the lobby entrance on the North side of the complex and meet our agent to get up to the condo. phone (863) 287 9213

Terms: 10% buyers premium will be added to the high bid to arrive at the contract price. \$5,000 binder deposit will be required auction day, balance at closing within 30 days of auction.

All buyers must appear in person before the Interview Committee. An Interview appointment and the approval or disapproval could take up to 30 days after all paperwork is turned into the association office. Board approval must be attained before a sale is final or before a tenant may move into a unit.

Application forms, credit report forms and criminal report forms will be filled out and turned in by each applicant with the fee of \$75.00 (per adult or husband and wife), to be paid by the prospective person(s) prior to the interview. In addition, any information and paperwork the Condominium Association deems necessary must be turned into the Condominium office prior to an interview appointment. For more information about association requirements please call (941) 627-6880



Auction conducted by: Randy Kincaid Lic R.E. Broker FL Lic ab551/au905
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More details and pictures

www.kincaid.com

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