

Residential *auCTION* 411 St. Paul Street Lewes, DE 19958



Previously Listed at \$899,000

Located off W. 4th Street and around the corner from
Ship Carpenters Square in Downtown Lewes. Just steps to Second Street!

Amenities

- 5 Bedrooms in All • 2 Master Bedrooms • 4 Full Baths,
1 Half Bath • 2 Laundries (Upper and Lower Floor) • Wrap Around Porch
- Formal Dining Room • 3236 Square Feet • 1 Year Builder's Warranty
And A Loft You Must See!

Saturday, September 30, 2006

OPEN HOUSE September 16th 11 a.m. – 1 p.m.
September 23rd 11 a.m. – 1 p.m.
View this New Construction House September 30th 11 a.m. – 1 p.m.

Auction at 2:00 p.m.

Sale to be held on site.

Terms of Sale

5% BUYER'S PREMIUM ADDED TO THE HAMMER PRICE

Terms of Sale: - A deposit in the form of cash, cashier's check or certified check for \$15,000 is due at the time and place of sale. The difference, to bring the deposit up to 10%, is due Wednesday, October 4, 2006 in the auctioneer's office located at 17316 Coastal Highway, Lewes, DE 19958. Sale will be subject to seller confirmation. Only potential bidders, their agents, and their party will be allowed access during the auction. All potential buyers will be required to provide proof of funds when registering to bid. Settlement shall occur within 30 days of sale date. If payment of the balance of the purchase price or deposit is not paid within the specified period, the deposit will be forfeited and the property may be resold at the risk and expense of the defaulting purchaser. All expenses, including real estate taxes, prorations of property taxes, sewer, water, propane, and other related expenses are to be adjusted to date of sale and assumed thereafter by the purchaser. Cost of all documentary stamps, settlement cost, and one-half of transfer taxes, to be paid by the purchaser. The property will be sold in "As Is" condition without express or implied warranty as to the nature and description of the improvements. This property will be sold subject to easements, agreements, restrictions or covenants of record affecting the same, if any. Dimensions and acreage are more or less accurate. Time is of the essence as to the terms of this contract. The subject property may be purchased prior to auction. A 5% buyers premium will be added to purchase price and settlement terms may be negotiated.



Andrew Staton, *Certified Real Estate Auctioneer*
Beach To Bay Real Estate Center
17316 Coastal Highway Lewes, DE 19958
Direct: 302. 644. 3133 • Cell: 302. 841. 2127
Fax: 302. 644. 6881 • www.beachtobayauctions.com
E-mail: andy@beachtobayauctions.com

Directions: From the North or South
Turn onto Savannah Road/Rt. 9 East in
Lewes, drive 2 1/2 miles, just past Beebe
Medical Center turn left onto W. 4th
street drive a short distance and turn left on
St. Paul Street. Last house on the left.
Sits on corner lot.



Beach to Bay Auctions
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Lewes, DE 19958

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www.beachtobayauctions.com

302-644-3133 – Office

302-644-6881 – Fax



Beach to Bay Auctions
17316 Coastal Highway
Lewes, DE 19958

Terms, Rules & Regulations Governing Agent/Broker Participation for Real Estate Auctions

Property: 411 St. Paul Street, Lewes, DE 19958

Auction Date: 8/30/2006 – Bidder registration @ 1pm.

Auction @ 2pm.

A commission of 2% of the purchase price of the property sold on the above date, at the above auction, will be paid to the broker/agent that meets all of the terms, rules and regulations governing broker participation as listed below:

To qualify for the 2% broker participation fee the broker/agent must do all of the following*:

1. The broker/agent with his/her prospects must attend and register at an inspection or open house during the auction-marketing period.
2. The broker/agent with his/her prospect(s) must attend the auction, the prospect (s) must deposit the amount of money required to obtain a bidding number and abide by the terms/conditions of the auction.
3. The broker/agent may bid for the prospect only if a prospect is not able to attend. The broker/agent must have a special power of attorney for purposes of bidding and purchasing this property at this auction and must comply with all terms and regulations pertaining to the auction.
4. The broker/agent's prospect must be the high winning bidder, make the required earnest money deposit, sign the purchase agreement and close on the property.
5. No broker/agent prospect (s) will qualify who have been in contact with the Auction Company or auctioneer prior to any registrations.
6. Auction firm has full discretion to adjust commission if required to negotiate the sale and broker/agent agrees to any adjustment as required.
7. Commission will be paid immediately following the closing.
8. There will be no exceptions to the procedure; no oral registrations will be accepted.
9. Fax or mail back.

I have read the terms and conditions of this broker participation and agree to it.

Name _____ Signature _____ Date _____

Name of Brokerage: _____

Client Name: _____

* Property may be purchased prior to auction. 5% Buyers premium will added to sales price.

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