

# Residential *auCTION*

**3 Cardiff Road,  
Rehoboth Beach  
Yacht & Country Club  
Rehobth Beach, DE**



Previously Appraised at \$780,000

#### **Amenities**

- 4 Bedrooms • 3 Full Bathrooms • 3 Fireplaces • Heated In-Ground Pool
- Great Room • Formal Dining Room • Corian & Stone Countertops
- Multiple Walk-In Closets • First Floor Master Bedroom
- Master Bath w/Carrara Marble & Whirlpool Tub

## **Saturday, August 26, 2006**

**OPEN HOUSE** August 19th 11 a.m. - 1 p.m.  
View this Beautiful House August 26th 11 a.m. - 1 p.m.

### **Auction at 3:00 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 August 30, 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, HOA fees, 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 with out 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.



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