



PARAMOUNT REALTY
USA

AUCTION

Wednesday, May 11
Hyatt Regency Long Island



27 Garfield Place, Lindenhurst, NY 11757

PREVIOUSLY LISTED AS HIGH AS \$169,000

**GUARANTEED TO SELL AT OR ABOVE
MINIMUM BID OF \$145,000**



PARAMOUNT REALTY USA

AUCTION

PROPERTY INFORMATION:

Type	Single Family Home
Style	Exp Cape
Lot Size	3,998 sq ft (40x100)
Living Area	1,622 sq ft
Year Built	1954 (circa)
Basement	Crawl Space
Bedrooms	4
Bathrooms	2
Heat	Gas (dual zone)
2015 taxes	\$8,481.97 (approx.)

Features: Andersen windows, washer/dryer, Brinks alarm system



HOW TO PARTICIPATE:

1. ATTEND OPEN HOUSE

Thursday	April 7	10am-1pm
Sunday	April 10	12-3pm
Sunday	April 17	12-3pm
Sunday	April 24	12-3pm

2. PURCHASE DUE DILIGENCE INFORMATION

Purchase Due Diligence Information at prusa.com, which is required in order to participate at auction. Due Diligence Information includes appraisal, survey, photographs, title reports, a copy of the actual Purchase and Sale Agreement, the Terms of Sale and other significant property and auction information.

3. ATTEND AUCTION WITH REQUISITE CHECK

- In order to bid at the auction, bidders must bring valid ID together with a certified or cashier's check in the amount of \$15,000 made payable to bidder.
- Auction: Wednesday, May 11, 2016, Hyatt Regency Long Island 1717 Motor Parkway, Hauppauge, New York 11788
- Buyer's Premium: A 7.5% Buyer's Premium will be added to the winning bid price.



BROKER PARTICIPATION INVITED

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