

AUCTION

Sunday, May 22



27 Garfield Place, Lindenhurst, NY 11757

**APPRAISED AT \$195,000
SUGGESTED OPENING BID
ONLY \$99,000**



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

Sunday	April 17	12-3pm
Sunday	April 24	12-3pm
Thursday	May 19	5-7pm
Saturday	May 21	11am-1pm

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, photographs, title report, 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: Sunday, May 22, 2016
Location: Hotel TBD
- Buyer's Premium: A 7.5% Buyer's Premium will be added to the winning bid price.



BROKER PARTICIPATION INVITED

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