

# AUCTION

# DEVELOPER CLOSE-OUT

## OCEANFRONT ESTATE, VILLAS AT COAST COTTAGES & LOTS

*6 of 7 Properties Selling Absolute • Located in St. Simons Island, GA*



## BEAR WALLOW SPRINGS

*8 Lots Selling Absolute • Located in Lake Toxaway, NC*



**J. P. KING**  
DEVELOPER DIVISION

*Est. 1915*

### TWO AUCTION EVENTS

*N. Carolina - Friday, October 23 • 2:00 PM (ET)*

*Georgia - Saturday, October 24 • 2:00 PM (ET)*

# ST. SIMONS ISLAND VILLAS & LOTS

*Selling Saturday, October 24th at 2:00 PM (ET)*

## VILLAS AT COAST COTTAGES • 2 OCEAN VIEW VILLAS

Both of these four-story villas contain four bedrooms and 4.5 baths and will sell absolute. The entry-level floor presents a dipping pool and parking garage while three bedrooms and 3 baths are on the next floor. On the main level is a large living and dining area with a state-of-the-art kitchen, a porch and a half bath.

The oversized master suite is located on the top floor with a porch and large sleeping porch or office study. Each villa also features it's own rooftop deck with expansive views of the ocean.



## 4 OCEAN VIEW LOTS SELLING ABSOLUTE

Two lots with beach access are located within the Villas at Coast Cottages development and were originally designed for two villas per lot or could be used for a single family home.

Additionally, two prime ocean view residential lots are located on Bruce Drive, which is in the prestigious East Beach area of St. Simons Island.

## ST. SIMONS ISLAND

The largest of the Golden Isles in south Georgia. A resort community, its pleasant climate and natural beauty makes it a desirable yet exclusive place to live.



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*Premier Auction Marketing Firm*

800.558.5464 WWW.JPKING.COM

# OCEANFRONT ESTATE IN ST. SIMONS ISLAND

St. Simons Island provides the ultimate in coastal living and its crown jewel, once designated Coastal Living's Idea House, is the most spectacular oceanfront home site in Georgia. Its upper-level master suite is designed with his-and-her baths, and, from the master suite, one can enjoy a panoramic view of the ocean.

On the main level of the Idea House, two guest suites surround a state-of-the-art kitchen and living area along with a wraparound deck that overlooks St. Simons's beautiful beach.

Below the home, one can enjoy a cabana with a sumptuous spa. This majestic beach home is located in a gated community on the widest stretch of St. Simons beach, contains three bedrooms and three bathrooms and a boardwalk that connects it to the pool and pavilion facilities.



This Oceanfront Estate offers 80± feet of beach frontage



*The crown jewel of St. Simons Island, the Idea House provides an upper-level master suite with 280-degree ocean views for the ultimate in luxury and relaxation.*

# BEAR WALLOW SPRINGS • LAKE TOXAWAY, NC

8 Lots Selling Absolute • Friday, October 23rd at 2:00 PM (ET)



- G 1 - 2.02± acres
- G 9 - 1.4± acres
- G 13 - 1.3± acres
- G 18 - 1.46± acres
- G 26 - 1.02± acres
- LT 1 - 3.64± acres
- Camp 2 - 12.3± acres
- Camp 7 - 10.81± acres



## 8 LOTS SELLING ABSOLUTE IN BEAR WALLOW SPRINGS

Eight lots are available in Bear Wallow Springs, a private, gated community in Lake Toxaway Estates. Each lot has accessibility to the lake, campsites, hiking trails, streams and waterfalls that are all found within this prestigious mountain community.

Of the eight lots available, there are two campsites that are 10± acres with breathtaking mountain views at an elevation of around 4,000 feet. At approximately 3,000± feet of elevation, five golf cottage lots will be offered. The golf cottage lots range between one and two acres and have convenient access to the Fazio Golf Learning and Practice facility, club house and fitness center amenities. The final lot (LT 1) is approximately five acres and, like each of these lots, is ideal for home building and is located at an elevation between the campsites and the golf cottages.



*An easy drive from Atlanta, Asheville and Greenville, Lake Toxaway Estates includes a 20,000± sq ft country club and offers exceptional recreational activities including golf, tennis, hiking and fishing.*

### AUCTION INFORMATION

Please contact the Auction Information Center for further details regarding the auction and the property.  
800.558.5464 Fax: 800.707.4204  
auctioninfo@jpking.com

### AUCTION REGISTRATION and SALE SITE

St. Simons Island, GA Auction: October 24th.

A cashier's check in the amount of \$25,000.00 made payable to the bidder will be required to register to bid for the Idea House. A cashier's check in the amount of \$10,000.00 made payable to the bidder will be required to register to bid for all other properties. Registration begins at 12:30 P.M. (ET). The sale begins at 2:00 P.M. (ET). The auction will take place onsite at the Villas at Coast Cottages (refer to directions to the property).

Bear Wallow Springs, Lake Toxaway, NC: October 23rd.

NO REGISTRATION FEE IS REQUIRED AND PERSONAL CHECKS ARE ACCEPTABLE. Registration begins at 1:00 P.M. (ET). The sale begins at 2:00 P.M. (ET). The auction will take place in the Riverside room at the Sapphire Valley Resort, Sapphire NC. (refer to directions to the sale site).

### BUYER BROKER PARTICIPATION

Up to a 2% commission will be paid to any properly licensed Buyer's Broker who registers a successful Buyer according to the Broker Participation Guidelines. Broker registration forms are available online at www.jpking.com. Forms must be completed and returned no later than 48 hours prior to the auction.

### TERMS

A ten-percent (10%) down payment will be due immediately after being declared the Buyer. The balance is due in cash at closing within 30 days.

### BUYER'S PREMIUM

A ten-percent (10%) Buyer's Premium will be added to the winning bid price to arrive at the total contract price paid by the Buyer.

### PROPERTY PREVIEW

Inspect these valuable properties prior to auction.

St. Simons Island Properties: An auction representative will be available by appointment only beginning Wednesday, October 14th through auction day from 10:00 A.M. until 6:00 P.M. You may contact the J. P. King Auction representative directly at 256.438.3419 during these designated dates for your personal tour.

### ON-LINE INFORMATION

Details on these properties are available at www.jpking.com. Click on "Featured Auctions," select "St. Simons Island Properties, Idea House, or Bear Wallow Springs" to see a detailed information on this properties.

The following information is available:

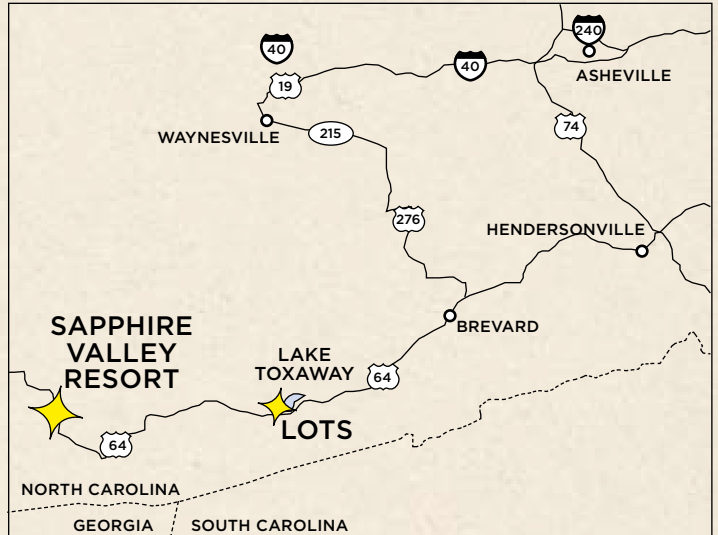
- Property Information Package
- Additional Property Photos
- Auction Terms and Sales Contract
- Buyer Broker Forms and Guidelines
- Online Bidding Information
- Promotional Auction Financing

### DIRECTIONS TO PROPERTY

Bear Wallow Springs, NC- Asheville Regional Airport: Travel west on SR 280 toward Brevard. In Brevard, U S 64 will merge with 280. Continue west on US 64 approximately 18 miles outside of Brevard. Signs will direct you toward Lake Toxaway and Sapphire. On US 64 in Sapphire, NC, you will pass a BP gas station on left. Proceed approximately 1/3 mile to the entrance of Bear Wallow Springs.

### DIRECTIONS TO SALE SITE FOR BEAR WALLOW SPRINGS

From the main entrance of Bear Wallow Springs turn right onto US-64 West. Travel approximately 6.6 miles. Turn left on Sapphire Valley Road. The Sapphire Valley Community Center will be on your left. 207 Sapphire Valley Road, Sapphire, NC 28774. Phone: 828-743-7663.



### DIRECTIONS TO PROPERTY

St. Simons Island GA properties- From the intersection of Frederica Road and Demere Road: travel Southeast on Demere Road for 1.1 miles. Turn left on East Beach Causeway and travel .5 miles. Turn right on Wood Avenue and travel 0.1 miles. Sea Oats Lane will be on your left.

Two lots on Bruce Drive, St. Simons Island, GA- From the Villas at Coast Cottages take a right on Wood Ave and travel 0.8 miles. Wood Avenue becomes Bruce Drive. The lots will be on the right.



*You Are Offered This Personal*

# I N V I T A T I O N

*St. Simons Island, GA & Lake Toxaway, NC*

# AUCTION

# DEVELOPER CLOSE-OUT



*Oceanfront Estate, Villas at Coast Cottages & Lots • St. Simons Island, GA  
Lots in Bear Wallow Springs • Lake Toxaway, NC*

**TWO AUCTION EVENTS • OCTOBER 23 & 24**



J P . K I N G

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