

AUCTION

LAKWOOD RANCH POLO CLUB

Sarasota, Florida

A magnificent estate on 14± acres overlooking polo grounds



This breathtaking estate features the finest in materials and craftsmanship on the grandest possible scale, from the circular tile driveway to the pool/spa and lanai. You'll enjoy two-plus stories of opulence, surrounded by luxury and beauty inside and out.

• 7 bedrooms (potential for 9) • Majestic entry and foyer with marble flooring • Formal dining room • Spectacular kitchen with rich hand-crafted cabinetry, granite countertops and chef-quality appliances • 12 baths • 3 gas fireplaces • 2 family rooms • 2 offices • Large exercise room with gym floor padding • Guest quarters above 4-car garage • Huge lanai with pool/spa, fireplace, outdoor kitchen, wet bar and travertine flooring • Elevator • Enormous open patio with arched entryways • Part of equestrian community • Barn with 22 stables • Wooded setting • Two wells with commercial grade utility systems



J.P. KING

Est. 1915

FRIDAY, MAY 18 • 1:00 PM (ET)

800.558.5464 www.jpking.com

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AUCTION

AUCTION INFORMATION

Please contact the Auction Information Center for further details regarding the auction and the property.

800.558.5464

Fax: 256.546.3311

auctioninfo@jpking.com

AUCTION REGISTRATION and SALE SITE

The sale begins at 1:00 P.M. Registration begins at 11:30 A.M. The auction will take place at the Ritz Carlton Sarasota which is located at 1111 Ritz Carlton Drive, Sarasota, FL.

BUYER'S INCENTIVE

A Buyer's opening bid incentive discount is available to bidders who register according to the Buyer Incentive Guidelines. Forms are available from the Auction Information Center. Forms must be completed and returned no later than 48 hours prior to the auction.

BUYER BROKER PARTICIPATION

Up to a 3% 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 from the Auction Information Center. 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.

PROPERTY TOUR

An auction representative will be available by appointment only beginning May 4th through auction day from 10:00 A.M. until 5:00 P.M. Monday through Saturday; 1:00 P.M. until 5:00 P.M. on Sunday. You may contact the J. P. King Auction representatives directly at 256.504.9405 during these designated dates.

INFORMATION PACKAGE

An extensive Property Information Package (PIP) has been prepared to assist the buyers in evaluating this property. The PIP is available on-line at www.jpking.com. Click on the "Upcoming Auctions," click auction of choice, click "Online Property Information Package".

BUYER'S PREMIUM

A fifteen-percent (15%) Buyer's Premium will be added to the winning bid price to arrive at the total contract price paid by the purchaser.

DIRECTIONS TO SALE SITE

From Tampa take I-275 to I-75 South to exit #210/Fruitville Road. Travel west toward beaches for 5.9 miles. Turn left on Tamiami Trail/US HWY 41 South and travel 0.1 miles. Turn right onto Ritz Carlton Drive and the Ritz Carlton is on the right.

From Naples take I-75 North to exit #210/Fruitville Road. Travel west toward beaches for 5.9 miles. Turn left on Tamiami Trail/US HWY 41 South and travel 0.1 miles. Turn right onto Ritz Carlton Drive and the Ritz Carlton is on the right.

