

ABSOLUTE

*Selling to the highest bidder*

AUCTION

ST. AUGUSTINE  
OCEANFRONT ESTATE



*A remarkable luxury estate in an exclusive gated community*



J.P. KING

Est. 1915

*St. Augustine, Florida*

SEPTEMBER 28 • 11:00 AM (ET)



# ST. AUGUSTINE OCEANFRONT ESTATE



## A KITCHEN WORTHY OF A GOURMET CHEF

- Gorgeous custom cabinetry
- Granite countertops
- Butcher block island with sink
- Opens to formal dining room and outdoor dining area



J.P. KING

Est. 1915

Premier Auction Marketing Firm

800.558.5464 WWW.JPKING.COM



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Designed by Garcia-Brenner & Stromberg Architects, with interior design by P&H Interiors, this home features the finest in construction, craftsmanship and materials, inside and out.

- Part of exclusive Sea Colony gated oceanfront community
- 5 bedrooms, 5 full baths, 2 half baths
- Selling fully furnished
- Two family rooms (first and second levels), each with gas fireplace
- Movie theater with built-in projection screen
- State-of-the-art sound throughout the home
- Floors of marble and hardwood
- Extensive use of fine wood molding, cladding and chair railings
- Elevator
- Pool
- 5 air conditioning systems

## A DREAM OF A MASTER SUITE

- French doors open to balcony overlooking the ocean
- Master bath with marble flooring and mirrored chandelier
- Multi-head shower, two toilets, two bidets, and two vanity areas



For more photographs of this spectacular home visit [www.jpking.com](http://www.jpking.com)



Even the foyer floor is a work of art, with a marble mosaic inlaid into the hardwood floor.



After your breakfast on the patio, you can walk the beach, stroll among the nearby shops, take a swim in your own pool, or enjoy a round of golf at the renowned Marsh Creek Golf Club.



You Are Offered This Personal  
I N V I T A T I O N  
Oceanfront Estate, St. Augustine, Florida

# ABSOLUTE AUCTION



11 AM (ET) Thursday

S E P T E M B E R 2 8

#### AUCTION INFORMATION

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

800.558.5464 Fax: 256.546.3311  
auctioninfo@jpkking.com

#### AUCTION REGISTRATION and SALE SITE

A cashier's check in the amount of \$50,000.00 made payable to the bidder will be required to register to bid. Registration begins at 9:30 A.M. The sale begins at 11:00 A.M. The auction will take place onsite at the home, which is located at 660 Ocean Palm Way, St. Augustine, FL.

#### 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 Office. Forms must be completed and returned no later than 48 hours prior to the auction.

#### 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 Office. Forms must be completed and returned no later than 48 hours prior to the auction.

#### PROPERTY TOUR

An auction representative will be available beginning September, 14 2006 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 representative directly at 904.471.3651, during these designated dates. Gated community, appointment required.

#### 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.jpkking.com](http://www.jpkking.com). Click on the "Upcoming Auctions", click auction of choice, click "Online Property Information Package".

#### 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 purchaser.

#### 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.

#### DIRECTIONS TO PROPERTY

FROM FL A1A- Turn onto A1A Beach Boulevard and travel 0.1 miles. Turn right into the Sea Colony subdivision via Sea Colony Parkway. Continue 0.3 miles to the end of Sea Colony Parkway. Turn left on Ocean Palm Way. Property is located on right at 660 Ocean Palm Way.



#644-06 DISCLAIMER: Square footage dimensions and acreage amounts are based upon information provided by the seller and are believed to be correct; however, purchaser and/or purchasers' agent/broker shall bear the responsibility to confirm all calculations prior to the auction. Not available to residents of any state in which this real estate is not in compliance with the real estate laws or other laws of that state. Announcements made at the auction supersede all printed material. All information contained in this brochure was derived from sources believed to be correct but is not guaranteed. This brochure may not be reproduced in whole or in part without the written permission of Multi Media Advertising Agency, Inc. Some photos may feature terrain, wildlife, activities and lifestyle characteristics that could be associated with the property, but not be images of the property itself. J. P. King Auction Company, Inc. AB0001199; James S. King, AU-0000358; 10% buyer's premium

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