

1002 Del Harbour Drive Delray Beach, Florida 33483

CALL FOR OFFERS!!

BUILDERS DREAM & PRIVATE WATERFRONT OASIS OFFERS DUE AUGUST 8TH, 2013

Property Address:

1002 Del Harbour Drive
Delray Beach, FL 33483

**DIRECT INTRACOASTAL
ESTATE WITH OVER
190FT OF FRONTAGE!!
SELLER WILL CONSIDER
ANY AND ALL OFFERS!!**

Contact Information:

Manny Gutierrez at
561-352-9406 or email
manny@defalco.com



**RARE
OPPORTUNITY!!**

**ACCEPTING BIDS
NOW!!**



CALL FOR OFFERS!! OFFERS DUE BY AUGUST 8TH, 2013!!

LOCATED IN EAST DELRAY BEACH, FLORIDA. HOME TO BE SOLD FURNISHED WITH EXCLUSIONS.
THIS RARE ESTATE FEATURES OVER 4,900 SQUARE FEET WITH A PRIVATE 60FT DOCK. ENJOY
WATERFRONT LIVING IN EAST DELRAY BEACH!!

DeFalco
REAL ESTATE GROUP
REALTORS AUCTIONEERS CONSULTANTS
PublicPricing®

**PUBLIC PRICING® OPPORTUNITY
EXCLUSIVE LISTING – BROCHURE**

Florida License: #AB1446 / Auctioneer: #AU1986 / Broker: #BK3003661

WWW.PUBLICPRICING.COM

TERMS AND CONDITIONS OF THIS PUBLIC PRICING® OPPORTUNITY

This is a Public Pricing® Opportunity – CALL FOR OFFERS

(Parcel ID: 12-43-46-21-16-000-0100)

1. This property is being sold through a Public Pricing® Opportunity with a **“Call for Offers”**. The parameters for this Public Pricing® opportunity will be:
 - A. All offers due on or before **August 8th, 2013 by 5PM EST.**
 - B. Fill out and complete the “Letter of Interest” form.
 - C. The Seller reserves the right to accept, reject or counter the offers.
 - D. No one is bound by any agreements whatsoever until a “Purchase Agreement” is agreed to and signed by all parties.
 - E. Offers are being accepted now.
 - F. Offers should be emailed to manny@defalco.com or faxed to 561-391-3911.
2. The property is listed with DeFalco Real Estate Group, Boca Raton Florida. The Owner will decide which potential new owners to work with. The decision by the Owner on which potential new owners to work with will be based on many factors-NOT JUST PRICE. Items to be excluded from the sale are the following: (1) All drapes in the home (2) LG refrigerator in kitchen (3) Ceiling light fixtures in the Breakfast room and Dining room (4) Foyer Ceiling light fixture.
3. Potential new owners may conduct their own inspection and due diligence prior to submitting an offer. The seller will cooperate in the due diligence process, any and all cost of inspections will be the sole responsibility of the potential new owner.
4. The broker, DeFalco Real Estate Group, is a transaction broker and not the agent of the seller or prospective new owners. All information is believed accurate but is not guaranteed. Potential new owners must rely upon their own due diligence. All parties agree to hold harmless the broker against any and all claims whatsoever. Purchasing real estate is a legal transaction and if not fully understood, buyer should seek legal counsel.
5. These terms and conditions may be changed or modified at any time by being published on www.publicpricing.com and (or) www.defalco.com . Information contained in the brochure, newspaper advertising, TV advertising, web site, or any other forms of media outlets, or provided by staff members is believed to be correct but is not guaranteed, all measurements stated; square footage, or similar information should be verified to the potential new owner’s satisfaction.

Potential new owners Initials _____ Date: _____

Print Names: _____

Print Names: _____

Letter of Interest Form
Due on or before August 8th, 2013 by 5:00 PM

1002 Del Harbour Drive, Delray Beach, FL 33483 Parcel ID: 12-43-46-21-16-000-0100
Legal Description: DEL-HARBOUR LT 10

It is understood that this Letter of Interest form is not binding upon any party until a Purchase Agreement is agreed to and executed by all parties. This form must be submitted on or before the final due date of August 08, 2013 by 5:00PM EST.

DeFalco Real Estate Group, Public Pricing®, LLC and the Owners have a scheduled meeting for Thursday AUGUST 08, 2013 AT 6:00 P.M. to review all Letters of Interest Forms. The Owners will decide at that meeting which potential new owners they choose to work with.

IN ORDER FOR YOUR LETTER OF INTEREST TO BE CONSIDERED IT MUST CONTAIN THE MINIMUM INFORMATION BELOW.

You should provide additional information other than the minimum required. The more information you provide to the Owners the more it will strengthen the consideration of your letter of interest with the owners. The additional information could be: bank reference letters, proof of funds to purchase, mortgage approval letters, higher deposit amounts, flexible closing options, etc...

Your Desired Price: _____

Down Payment: _____ (due when you execute the Purchase Agreement, the minimum of 10% of your price) the higher the deposit, the more consideration your letter of interest will receive

Financing required? Y / N (circle one) If Yes: Amount of mortgage needed: _____

Special terms desired? (Owner Finance? ect...)

Closing Date? When would you want the closing to be? Is there flexibility? _____

Name: _____

Phone: Home: _____ Cell: _____ Work: _____

Email Address: _____

Street Address: _____

City: _____ State: _____ Zip: _____

****You must submit this form with a copy of your driver's license, passport, or other government photo identification and initialed terms & conditions.***

Signature

Date

Thank you for your interest
If you have any further questions please contact Manny Gutierrez at 561-352-9406

Fred DeFalco – Auctioneer: #AB1446 / #AU1986 / Broker: #BK3003661
Public Pricing® LLC.1601 NW 13th Street Boca Raton, FL 33486
Office: 561-391-4141 | Fax: 561-391-3911 | Email: manny@defalco.com

Preview Registration Form

1002 Del Harbour Drive, Delray Beach, FL 33483 Parcel ID: 12-43-46-21-16-000-0100
Legal Description: DEL-HARBOUR LT 10

It is understood that no one will be permitted to view the home unless they have filled out this registration form and submitted it to the broker prior to the desired showing date and time. ONE FORM MUST BE SUBMITTED FOR ANYONE (EACH PERSON) ATTENDING A PREVIEW.

PROPERTY PREVIEW DATES & TIMES:

**EVERY Wednesday 4PM to 6PM and EVERY Sunday: 1:00PM to 3:00PM
STARTING JULY 10, 2013.**

ONLY PREREGISTERED GUEST WHO HAS SUBMITTED THIS FORM WILL BE PERMITTED TO VIEW THE HOME ON THE ABOVE DATES.

Please register me to view the property on:

Date: _____

Time: _____

Name: _____

Phone: Home: _____ Cell: _____ Work: _____

Email Address: _____

Street Address: _____

City: _____ State: _____ Zip: _____

****You must submit this form with a copy of your driver's license, passport, or other government photo identification and initialed terms & conditions.***

Signature

Date

**COMPLETED FORM SHOULD BE FAXED TO 561-391-3911 OR SCANNED AND EMAILED TO
manny@defalco.com**

Thank you for your interest

If you have any further questions please contact Manny Gutierrez at 561-352-9406

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COOPERATING BROKER REGISTRATION FORM

1002 Del Harbour Drive, Delray Beach, FL 33483 Parcel ID: 12-43-46-21-16-000-0100

Legal Description: DEL-HARBOUR LT 10

This form is to register Cooperating Broker's ("Broker") prospective buyer for the above property. This form must be submitted and approved and the Broker must accompany the buyer when viewing the property in order to qualify for Broker Compensation.

It is agreed that if the Broker's prospective buyer is the successful bidder and purchases the property the Broker will be paid 2.5% of the Contract Sales Price upon a successful closing, provided the Broker is not prohibited by law from being paid such commission. It is understood there is no compensation to the Broker on forfeited deposits of their buyer.

DISCLAIMER:

The Licensed Real Estate Broker below acknowledges that they represent the Buyer, not the Seller, in the above referenced property and agrees to indemnify and hold harmless the Seller, DeFalco Real Estate Group and Public Pricing, LLC from any claims, costs and expenses, including attorney's fees, arising out of any acts performed or representations made by them in connection with the participation in the above referenced Property or the purchase and sale of the above referenced Property purchased. This registration form is to be completed, signed, and dated by all parties to have any force and effect.

Please fill-out the following information in its entirety:

Brokers Name: _____ **Agents Name:** _____

Address: _____ Phone Numbers: _____

Fax Number: _____ Email: _____

Buyers Name: _____ **Address:** _____

Phone Numbers: _____ Fax Number: _____ Email: _____

Broker/Salesperson Signature

Date

Buyer Signature

Date

Auctioneer/Broker

Date

COMPLETED FORM SHOULD BE FAXED TO 561-391-3911 OR SCANNED AND EMAILED TO
manny@defalco.com

Thank you for your interest
If you have any further questions please contact Manny Gutierrez at 561-352-9406

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Residential Customer Report

Address: 1002 Del Harbour Drive Delray Beach, FL 33483

MLS#: RX-9959913

St: Active

List Price: \$1,250,000



Area: 4140

Geo Area: PB05

County: Palm Beach

Parcel ID: 12-43-46-21-16-000-0100

Subdivision: Del Harbour

Development Name: DEL HARBOUR

Model Name:

Lot Dimensions: .31

List Price Sqft: 365.6

Waterfront: Yes

Waterfrontage: 197

Type: Single Family Detached

Lot Dimensions: .31

Type: Single Family Detached

Dock #:

Private Pool: Yes

Garage Spaces: 2

Membershp Equity: 0

Ele School: Pine Grove Elementary School

Middle School: Boca Raton Community Middle School

High School: Boca Raton Community High School

Legal Desc: DEL-HARBOUR LT 10

Short Sale: Yes

Short Sale Add: Yes

Hardship Package: Submitted

REO: No

Master Bedroom	18 X 17	Living Room	20 X 18	Dining Room	15 X 16	Dining Area	9 X 14	Kitchen	16 X 10	Utility Room	6 X 16
Bedroom 2	19 X 14	Bedroom 4	17 X 18	Patio/Balcony	54 X 28	Family Room	20 X 16	Florida Room			X
Bedroom 3	14 X 16	Bedroom 5						Den			X

SqFt - Living: 3,419
BD: 4

SqFt - Total: 4,928
FB: 3
Year Built: 1958

Guest Hse:
Baths - Half: 0
Front Exp: E

Yr Blt: 1958
Yr Blt Des: Resale

Pool Size: 16 X 30
Pets Allowed: Yes

Bldg #:
Total Floors/Stories: 2
Total Units in Bldg:
Ttl Units in Complex:
Unit Floor #:

Governing Bodies: None
Land Lease:
Recreation Lease:
Min Days to Lease:
Application Fee:

HOA Fee/Month:
Brand Name:
Mobile Home Size:
Decal #:

Serial #:
Tax Year: 2012
Taxes: 18,977.69
Special Assmnt: No

Design: Multi-Level; Traditional

Construction: Concrete; Frame; Frame/Stucco

Unit Desc:

Flooring: Carpet; Marble; Wood Floor

Furnished: Furnished; Partially Furnished

Dining Area: Breakfast Area

Guest House:

Roof:

Special Info: Sold As-Is

Waterfront: Interior Canal; Intracoastal; Lagoon; Restrict: None

No Fixed Bridges; Ocean Access

View: Garden; Intracoastal; Lagoon

Private Pool: Inground; Pool Size (W x L): 16 X 30

Security: Burglar Alarm; Gate - Unmanned; Security Sys-Owned

Membership:

Cooling: Ceiling Fan; Central; Central Building

Heating: Central Building

Utilities: Electric Available; Public Sewer; Public Water

HOPA: No Hopa

Heating: Central Building

Boat Services: Private Dock

Guest House:

Taxes: City/County; Homestead

Terms Considered: Cash Only; Conventional

Mobile Features:

Cooling: Ceiling Fan; Central; Central Building

Rooms: Attic; Cabana Bath; Den; Great; Laundry-Util/Closet; Workshop

Master Bedroom/Bath: 2 Master Baths; Mstr Bdrm - Ground; Mstr Bdrm - Upstairs; Separate Shower; Separate Tub; Whirlpool Spa

Dining Area: Breakfast Area

Window Treatments: Casement; Sliding; Thermal

Maintenance Fee Incl:

Equip/Apppl Included: Auto Garage Open; Dishwasher; Disposal; Dryer; Intercom; Microwave; Range - Electric; Satellite Dish; Smoke Detector; Washer; Water Heater - Elec

Private Pool: Inground; Pool Size (W x L): 16 X 30

Parking: 2 Spaces; Covered; Drive - Decorative; Driveway; Garage - Attached

Lot Description: 1/4 to 1/2 Acre; Corner Lot; Cul-De-Sac; Treed Lot

Subdiv. Amenities: None

Exterior Features: Auto Sprinkler; Covered Patio; Fence; Open Patio

Interior Features: Built-in Shelves; Closet Cabinets; Ctdrl/Vault Ceilings; Custom Mirror; Entry Lvl Lvng Area; Foyer; French Door; Pull Down Stairs; Split Bedroom; Volume Ceiling; W/D Hookup; Walk-in Closet

Directions: ONE BLOCK SOUTH OF LINTON BLVD BRIDGE, TURN WEST, END OF STREET ON CUL DE SAC

Public Remarks: PUBLIC PRICING OPPORTUNITY, CALL FOR OFFERS!! SEE ATTACHMENT FOR TERMS AND CONDITIONS!! SELLER WILL CONSIDER ALL OFFERS!! PRICE RANGE REFLECTS ASSESSED VALUES OF SIMILAR INTRACOASTAL PROPERTIES IN THE AREA!! OFFERS DUE BY AUGUST 8TH BY 5PM EST!! DIRECT INTRACOASTAL ESTATE LOCATED IN EAST DELRAY BEACH FLORIDA. HOME TO BE SOLD FURNISHED WITH EXCLUSIONS. THIS WATERFRONT PARADISE IS BUILT ON A LARGE LOT WITH OVER 190 FEET OF INTRACOASTAL FRONTAGE AND A 60FT DOCK ON THE SIDE OF THE HOME. ENJOY BREATHTAKING VIEWS FROM THE LARGE OPEN LIVING AREA. TWO MASTER SUITES, ONE DOWNSTAIRS AND ONE UPSTAIRS. ENJOY THE PRIVACY OF A GATED DRIVEWAY ENTRANCE.

Sold Price:

Sold Price Sqft:

Terms of Sale:

Sold Date:

LD: 07/08/2013

Supplement For Listing #RX-9959913

Conveniently located to the World Famous Atlantic Avenue and Mizner Park where you can enjoy high-end boutiques, fine dining, fitness studios, and world-class salons. Location provides easy access to both the Turnpike and I-95, both Palm Beach International airport and Fort Lauderdale airport are only minutes away. Enjoy waterfront living in Delray Beach!

Information is deemed to be reliable, but is not guaranteed. © 2013 [MLS](#) and [FBS](#).
Prepared by Manny Gutierrez on Monday, July 08, 2013 8:52 PM