

On-Line Real Estate AUCTION

Bids Due July 9th at 6:30p.m.

Townhome on Lake Superior in Downtown Grand Marais



Cobblestone Cove #5, Grand Marais

Directions:

From Duluth take Highway 61 North to Grand Marais. Turn Right (South) on South Broadway to Cobblestone Cove on the right.

Property Highlights:

- 2000 +/- Sq Ft
- 3 Bedroom
- 3 Bath
- 2 Fireplaces
- Cherry Cabinets
- Granite Countertops
- Stainless Steel Appliances,
- A/C
- Laundry
- High Speed Internet
- Outstanding Views

Call for a Private Showing!



Terms of Sale:
 Buyer Premium: 3% Buyer Premium
 will be added over and above the high bid to equal the contract price (ie. \$100,000 high bid + 3% Buyer Premium = Contract Price of \$103,000).
 Down Payment: \$10,000 down close in 35-45 days, \$25,000 down close in 90 Days.
 Broker Participation is available, call Alliance Real Estate Auctions for details.
 Title: Clear and Marketable Title will be furnished.
 Disclaimers: Information contained herein was obtained from sources deemed reliable. Although precaution has been taken to ensure accuracy, neither the seller, nor their agents will be responsible for any errors or omissions herein. Bidders should carefully verify all information and make their own decisions as to the accuracy thereof before submitting their bid.
 Agency Disclosure: Alliance Auction & Realty with Richard Berens as principal broker and auctioneer, is hereby giving notice that they are agents and representatives of the owner/seller of the property.
 Property Inspection: Your complete inspection and the inspection of the property by you and or your professionals prior to the auction are encouraged. Those inspecting the property assume all risks associated with any inspection of the property.



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• Rick Berens - Broker/Auctioneer • Shelly Weinzetl - Associate Broker
www.theREALEstateAUCTIONEERS.com