

FOR SALE | AT ESTATE AUCTION

THURSDAY · APRIL 11th · 6 PM

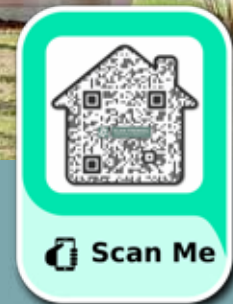
3 BEDROOM / 2 BATH
EAST ORLANDO HOME
IN

LOCATION: 10924 Mill Pond Way, Orlando, FL 32825

In order to assist in the settlement of The Terrell Trust, Alan Frenkel Auction & Realty has been authorized to sell this home at public auction to the **HIGHEST BIDDER, REGARDLESS OF PRICE!** – Owner: The Terrell Trust



SELLS TO HIGHEST BIDDER, REGARDLESS OF PRICE!
OPEN HOUSES: SATURDAY, MARCH 23rd & 30th AND
SUNDAY, MARCH 24th & APRIL 7th FROM 11 AM – 2PM.



ALAN FRENKEL
AUCTION & REALTY LLC

321.710.3494 | www.AlanFrenkel.com

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3 BEDROOM / 2 BATH EAST ORLANDO HOME

LOCATION: 10924 Mill Pond Way, Orlando, FL 32825



AUCTIONEER'S NOTE:

Orlando Sentinel says the 32825 area is "still a hot commodity!" This charming, well-maintained home on a quiet, tree-lined cul-de-sac in the desirous Cypress Springs community of East Orlando avails itself of the quality of life offered by the area's top-rated schools, proximity to Waterford Lakes Town Center, UCF, Orlando International Airport, Lake Nona, and major roadways. Your life is further enriched by the community amenities of a pool, tennis and volleyball courts, and an inviting clubhouse. So mark your calendar and plan on attending this auction and make this beautiful home yours at your price!

PROPERTY FEATURES:

- 2,840 total square feet / 1,791 living
- Built in 1991
- New roof in 2022
- Solid CBS construction
- Central air /heat
- Vaulted ceilings
- Two car garage with built in storage
- Screened -in patio

AREA AMENITIES:

- Location, location, location!
- 4 miles to Waterford Lakes Town Center restaurants & retail
- 7 miles to UCF
- 11 miles to Orlando Intl. Airport
- 12 miles to Downtown Orlando
- 14 miles to Lake Nona

TERMS AND CONDITIONS

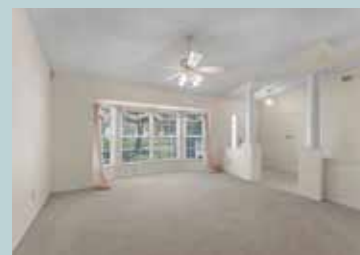
- **Property sells to the HIGHEST BIDDER, REGARDLESS OF PRICE!**
- Open to the public.
- 10% Buyer's Premium charged.
- \$25,000 cash or cashier's check, payable to Alan Frenkel Auction & Realty, must be displayed to bid.
- 20% of the contract price deposit collected at the auction upon winning the bid.
- Balance due within 30 days of the auction at closing on or before **May 10th, 2024**.
- 2024 real estate taxes to be paid by the Buyer.
- All closing costs to be at the expense of the Buyer.
- 2024 HOA fees to be at the expense of the Buyer. (\$161.70 quarterly)
- Sells on an "AS-IS, WHERE-IS" basis.
- Possession with deed at closing.
- Inspection at **OPEN HOUSES ON SATURDAY, MARCH 23rd & 30th & SUNDAY, March 24th & APRIL 7th from 11 AM to 2 PM.**
- Bidder Information Package available online at www.AlanFrenkel.com
- Auction conducted on-site, rain or shine.



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FL#AB3436AU1522



Up to 2% Broker Participation available. Broker must register 48 hours prior to auction. Call to qualify. Announcements made at auction take precedence over printed matter and online advertising.