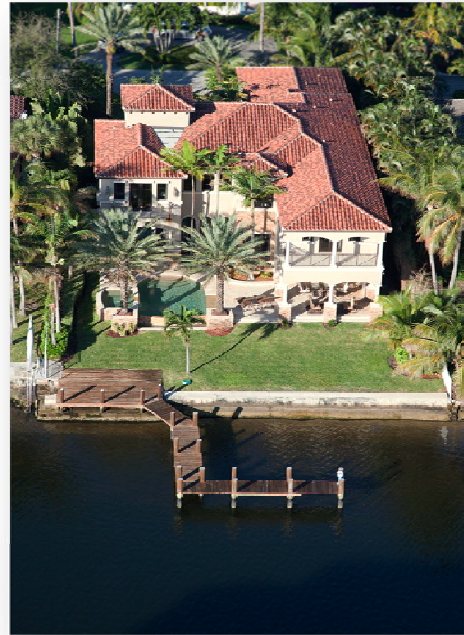


PROPERTY SUMMARY

“Villa Volterra”
325 Southeast 7th Avenue
Delray Beach, Florida 33483

To Be Sold To The Highest Bidder at or Above \$2,400,000!



Auction Date / Time:	Wednesday, February 22, 2012 @ 11:00 A.M., E.T.
Auction Location:	Auction Conducted on the Premises: 325 Southeast 7 th Avenue Delray Beach, Florida 33483
Property Tours:	Property Tours by appointment only. Call Francis Santos @ 954.942.0917 x16 to schedule your special appointment
Auction Day Escrow Deposits:	➤ A \$250,000.00 Cashier's Check or Certified Funds made payable in U.S. Funds to Landis & Mallinger, P.L. Trust Account The Total Deposit required on Auction Day is 10% of the Total Contract Price. Therefore, an Additional Deposit will be required in the form of a Business or Personal Check from a U.S. Bank
Broker Participation:	➤ 3% of the Bid Price Call 800.331.6620 or visit www.fisherauction.com for the Mandatory Real Estate Buyer Broker Participation Registration Form

PROPERTY SUMMARY

Property Highlights

- *Custom Tuscan Style Intracoastal Two- Story Estate Home*
- *Located in the Exclusive Historic Marina District of Delray Beach*
- *Designed by renowned architect Randall Stofft*
- *Custom Built by Living Color Development Group*
- *6,294± SF Living Area / Total of 8,136± SF*
- *Home is completely furnished with Custom Luxurious Designs by Robb & Stucky*
- *Elegant Infinity Edge swimming pool overlooking the wide Intracoastal Waterway*
- *Three Car Garage with Chicago brick driveway*
- *Custom Lanai with expansive Intracoastal Waterway views*
- *Convenient to West Palm Beach and Fort Lauderdale International Airports*
- *Close to fashionable Atlantic Avenue, Delray's Pristine Beaches, Major Shopping, Banking and Entertainment*
- *Within minutes to the Atlantic Ocean via Boynton Beach Inlet (no wake zone)*

Property Address:

325 Southeast 7th Avenue, Delray Beach, Florida 33483

Property Description:

Four (4) Bedroom and Five (5) Full and Two (2) Half Bathroom Two Story Tuscan Style Intracoastal Estate Home in the exclusive Historic Marina District of Delray Beach , Florida

Property Directions:

- From North Exit I-95 at #52-Atlantic Avenue and travel East to Southeast 7th Avenue. Turn right and proceed to the address.
- From South Exit I-95 at #51-Linton Boulevard and travel East to Federal Highway- US 1. Turn left to Southeast 5th Street. Turn right to Southeast 7th Avenue. Turn left and proceed to the address.

Location Description:

- Direct Deep Water Intracoastal Property within minutes to the Atlantic Ocean
- 80± feet of Intracoastal Frontage and 150± feet Deep
- Close to fashionable Atlantic Avenue, Delray's Pristine Beaches, Major Shopping, Restaurants, Banking and Entertainment
- Within minutes to the Atlantic Ocean via Boynton Beach Inlet (no wake zone)

Legal Description:

RIESKE Replat, Lot II, OR 16088 Page 1741, Palm Beach County

Improvement Data:

- Four (4) Bedrooms and Five (5) Full and Two (2) half Bathrooms
- Total of 8,136± Square Feet
- 6,294± Square Feet Under Air

Land Size:

- .28± Acres
- 80± Ft. x 150± Ft.
- 12,000± Square Feet

PROPERTY SUMMARY

2011 Real Estate Taxes:

- \$63,856.00
- Parcel No. 12-43-46-16-C7-000-0020
- Tax Assessment Value of \$2,728,167.00

Flood Zone:

- Zone AE
- Panel No. 0004D

Utilities:

- Water – City of Delray Beach
- Sewer – City of Delray Beach
- Electrical – Florida Power & Light
- Telephone – AT&T
- Cable Television – Comcast
- Police – City of Delray Beach
- Fire Rescue – City of Delray Beach

Construction:

CBS

Year Built:

Approximately 2006

Air Conditioning:

Four (4) Zone Carrier Puron Central Air and Heat Systems

Flooring:

Coquina Stone, Hand-Hewn Hardwood Floors and Luxurious Carpet

Windows / Treatments:

- Hardwood-Cased Impact Resistant by Weathershield
- Custom Drapery

Roof:

Barrel Tile

Irrigation System:

Automatic Timer with Multiple Zones

Kitchen:

- Professionally Designed Gourmet Kitchen
- Equipped with the following;
 - Raised Panel Custom Hardwood Cabinetry with Stone Countertops
 - Sub Zero Refrigerator Freezer System
 - Thermador Six Burner Gas Stovetop/Oven
 - Viking Stainless Steel Hood System
 - Miele Warming Oven
 - Thermador Microwave
 - Custom Island with Fisher & Paykel Dishwasher, Prep Sink and Scottsman Ice Maker
 - Bosch Dishwasher
 - Kitchen Aid Compactor
- Butler's Pantry with Miele Espresso Machine and Dacor Warming Tray
- Large Pantry with Custom Storage System

PROPERTY SUMMARY

Dining Room:

- Formal Dining Room
- Elegant Chandelier
- Curved Brick Ceiling
- Architectural Columns
- Stained Glass Windows

Living Room:

- Volume Ceilings with Custom Crown Moldings and Woodwork
- Magnificent Gas Burning Fireplace
- Incredible views overlooking Pool Deck and Intracoastal Waterway
- Double Doors to Pool Deck

Family Room:

- Volume Ceilings with Custom Crown Moldings and Woodwork
- Incredible views overlooking Pool Deck, Lanai and Intracoastal Waterway
- Large Dinette Area
- Double Doors to Lanai/Pool Deck

Club Room/Study:

- Volume Ceilings with Custom Crown Moldings and Woodwork
- Incredible views overlooking Pool Deck and Intracoastal Waterway
- Custom Wet Bar with Refrigerator
- Double Doors to Lanai/Pool Deck
- Custom Built-in Media Center

Master Bedroom/Bathroom:

- Private Balcony with incredible views overlooking Pool Deck, Lanai and Intracoastal Waterway
- Morning Bar
- Separate Sitting Area
- Separate His/Hers Lounges with individual Bathroom, Vanity, Shower, and Walk-in Closets
- Her Lounge includes an authentic Claw Foot Bathing Tub

Guestroom 1:

- Private Balcony overlooking Lanai, Pool Deck and Intracoastal Waterway
- En Suite Bathroom
- Walk-in Closet

Guestroom 2:

- Private Balcony with Garden and Street Views
- En Suite Bathroom
- Walk-in Closet

Guest Home:

- Full Suite
- Morning Bar with Microwave and Refrigerator
- Private Entrance

Laundry Room:

- Bosch Washer and Dryer
- Custom Storage Cabinetry
- Stainless Steel Sink

PROPERTY SUMMARY

Swimming Pool:

- Custom Designed Infinity Edge
- Luxurious Hot Spa
- Remote-Controlled by Computerized Aqualink System
- Gas Heated

Additional Features:

- Chicago Brick Driveway
- Expansive Pool Deck overlooking Intracoastal Waterway
- 25 KW Propane-Fueled Generator
- Oversized Lanai with Custom Grill and Refrigerator
- Professionally Designed Lush Landscaping
- Comprehensive Vantage Home Automation System
- Custom Designed Audio/Video System
- Multi-Camera Home Security System
- State-of-the Art Insulation System
- Veneto Field Stone Exterior Walls
- Pecky Cypress Garage Doors
- Coquina Stone Floors
- Hand-Hewn Hardwood Floors
- Stone Countertops Throughout
- Cherry Wood Interior Doors
- Hand Crafted Mahogany Entrance Doors
- Pecky Cypress Ceilings
- Cherry Wood Crown and Base Moldings
- Hardwood-Cased Impact Resistant Doors by Weathershield
- Custom Designed Wine Cellar with Hardwood Rack and Wine Cooler
- Recessed Lighting Throughout
- Star Power Central Vacuum System
- Custom Walipaca Elevator
- Fitness/Work Room
- Second Floor Loft /Media Area

Complete Property Information Package may be downloaded via our website at www.fisherauction.com

The information above has been obtained from sources deemed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not present the current or future performance of the property. It is your responsibility to independently verify the accuracy and completeness of the information.