

AUCTION



914 thru 924 Undercliff Avenue, Edgewater, NJ

6 New Town-homes with NY Skyline Views

Minimum Bid \$ 500,000

Builder's Closeout



914 thru 924 Undercliff Avenue

Edgewater, New Jersey

Originally Priced at \$ 1,500,000
Minimum Bid: \$ 500,000

A \$ 10,000 certified check is required to participate at the auction



- ◆ Luxurious Town-homes
- ◆ Private Elevators
- ◆ Individual 2 car garages
- ◆ Spa Shower
- ◆ Ceiling Fans
- ◆ Magnificent Waterviews
- ◆ Andersen Windows
- ◆ 2 Zone Central Air & Heat
- ◆ Hardwood & Tiled Floors
- ◆ Central Vacuum System
- ◆ Eastern Exposure
- ◆ Stucco & Stone Facade
- ◆ Gourmet Kitchens
- ◆ Granite Countertops
- ◆ Stainless Steel Appliances

These six luxurious multi-level townhomes feature 3 bedrooms, 3.5 bathrooms, eat-in gourmet kitchens with sliding glass doors leading out to a beautiful patio with brick pavers, great room, bonus room and an enchanting loft ideal for entertaining with a deck that takes in the bucolic view of the Hudson River and New York Skyline. Easy commute to Manhattan via car, bus or shuttle to the Edgewater ferry.

www.parklaneauctions.com

Auction Date: July 18

To be held at the Doubletree Hotel, Fort Lee, NJ
Registration 11 am Auction 12 Noon

Public Outcry Bidders Choice Auction:

The Highest Bidder chooses a townhome from the following available list.

After the High Bidder's selection is removed from the inventory, additional rounds of bidding will commence until all of the available homes have been sold.

Available Town-homes

Home Address	Location
914 Undercliff Avenue	End
916 Undercliff Avenue	Interior
918 Undercliff Avenue	Interior
920 Undercliff Avenue	Interior
922 Undercliff Avenue	Interior
924 Undercliff Avenue	End

The townhomes will be sold at a minimum bid of \$ 500,000 or higher.

Purchasers will have a 14 day mortgage contingency. All contracts will be subject to the mandatory 3 day attorney review



For More Information Call :

201-854-4200

Minimum Bids

\$ 500,000

Previous Ask

\$ 1,500,000

Call for Info:

201-854-4200

Condominium Auction Details

Registration: Visit 914 thru 924 Undercliff Ave., Edgewater, NJ during one of the scheduled previews.

Terms of Sale: The auction is being held according to the Terms of Sale detailed in the Bidders Information Package.

Bidders Information Package: Contains a copy of the Master Deed, Sample Contract of Sale, details of the auction process, and other information specific to the condominiums being offered. The purchase of a Bidders Information Package for \$10 is mandatory to be eligible to bid at the auction.

Buyer's Premium: A premium of 10% of the high bid price will be added to the final bid and included in the total contract price.

Closing: On or before 30 days after the Auction date.

Listing Broker: Jopari Realty Group Inc. is a licensed New Jersey Real Estate Broker representing this offering. (201-804-0700)

Broker Participation: Jopari Realty Group Inc will pay a referral fee to any Realtor who accompanies their buyer to an open house and attends the auction with their prospect. Prospect registration must be accepted by the listing Broker at least 24 hours prior to the auction.

This is not an offering to New York Residents.

All information contained herein is reliable but not guaranteed. This information is subject to governmental regulations, estimated measurements, prior sale, withdrawal, errors and omissions or change without notice. No warranty or representations are made by the Seller, Auctioneer, Realtor, or employees as to the accuracy of the information contained herein. All potential purchasers must rely solely on their own inspection, investigation and due diligence.

Auction: Sunday July 18

Registration 11 am , Auction 12 Noon

Condominium Previews:

914 - 924 Undercliff Ave, Edgewater, NJ

Saturday:	June 19 & 26, July 3, 10 & 17	1 pm to 5 pm
Sunday:	June 27, July 11	1 pm to 5 pm
Thursday:	July 15	5 pm to 7 pm

LOCATION & DATE OF AUCTION:

Doubletree Hotel, 2117 Route 4 Eastbound, Fort Lee, NJ 07024 (Phone 201-461-9000)

Sunday, July 18, 2010 @ 12 Noon

Directions to Auction Location:

ROUTE 80 EAST: I-80 East to I-95 North (local lanes). Take exit 71 (Broad Avenue). Turn right at the end of the exit ramp and follow Broad Avenue 3/10 mile. Turn right immediately before Route 4 overpass (sign for GWB Bridge), follow ramp up the hill and bear left onto Route 4 East. Proceed 1 mile. Hotel is on the right.

ROUTE 46 EAST: Route 46 East to Fort Lee, take Palisades Parkway exit (last exit in New Jersey). Follow signs to Route 4 West. Take Route 4 West approximately 1 1/2 miles. Take Jones Road exit. Make a left onto Jones Road and another left back on to Route 4 East. Hotel is 1/4 mile on the right.



201-854-4200
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