

# Sealed Bid Real Estate Auction

**WHAM & Coldwell Banker/Caine**

are working together to offer this premiere property located at

**542 Crescent Avenue  
Greenville, SC 29601**

**Directions:** From I-385, take N. Church St. Go approx 2.4 miles towards Augusta St then a left onto Crescent Ave.

Bids will be accepted following preview on April 25, 2011 through 4PM on May 3, 2011 (see Sealed Bid terms & conditions on next page)

**Open for Inspection:**

**Monday, April 25 from 5PM – 7PM**

**&**

**Sunday, May 1 from 2PM – 4PM**

**&**

**May 3 from 10AM until bidding closes at 4PM**



The property is available to view for inspection during the 2 scheduled open houses. Any other time, the property may be viewed by appointment only. Please contact Kathy Harris with Coldwell Banker Caine to schedule an appointment @ 864.201.9393. All questions related to the Sealed Bid Auction process should be directed to WHAM Agent Montie Desai at 864.567.9492.

***You have to see this home to believe it!***

This 3 Bedroom, 3 ½ Bath Home will fit all your needs. Every vision you may have of a true Southern home you will find right here on Crescent Ave. This unique home is in the most sought after McDaniel Ave area in the heart of Alta Vista at Crescent & Belmont in Greenville, SC. This home truly does “have it all”!!

From the moment you enter the foyer of this beautiful home, you will feel it hug you with warmth. On the main, you will find a Large Living Room and Formal Dining Room w/ wainscoting. The split floor plan has 2 Bedrooms on one end of the home and a private hallway entry with a center Bath. The current Office/Study could serve as another Bedroom with a Hallway Full Bath and Closet. The Kitchen says “Family & Fun” from the minute you enter. The Kitchen boasts Granite Countertops, a large Breakfast Room & Pantry with an adjacent Mudroom space from the Deck. On the Lower Level you have a new spacious, yet cozy, Family Room with a Brick Fireplace. Also, Built-ins and a Wet Bar with Beautiful Copper Accents. You will also find the bonus of a Flex Room with a Half Bath. Currently used as a Play Room, this room could easily be another Bedroom. The Master Suite is on the lower level as well, with a Bay Window, Large Walk-in Closet and Luxurious Bath with many extras & Laundry Room.

Back upstairs to the treat of this home...if you want to talk about a “Southern Porch” ....this is it! In the rear of the home with a beautiful view of the backyard you have the perfect place for parties. With this porch you will have a beach feel year round and the flow for entertaining is phenomenal with French Doors at all entries. This huge covered Porch/Deck is perfect for Parties, Dancing, Family Get-togethers — a true get-a-way from the rat race.....it will all be done right here!



**Main House 4399 +/- sq ft - Guest House 900 +/- sq ft  
Total 5300 +/- sq ft on .44 +/- acre lot**

And if that isn't enough to make you want this home for your own, there's more!!! Above the new 3 Car Garage complete with 9' doors for large vehicles and boats, you will find a new approx 900 +/- sq ft Guest Suite/Apartment with private entry. This wonderful addition to the already perfect home has a Living Room with a Fireplace, Full Kitchen, Bath & Bedroom as well as its own porch. What a great place for a parent, college age child or just to have ready for overnight guests. This dream can come true for you, if you submit the winning bid. The Sellers are VERY motivated to sell - they want us to say SOLD to YOU!

For a video tour of the house go to our website at [www.whamauctions.com](http://www.whamauctions.com).

A few features of this fantastic home include:

- New Wiring
- New Plumbing
- Tank less Water Heaters w/ recirculation for instant Hot Water
- New multi-unit HVAC systems
- Cook Top-Smooth Electric Oven; Dishwasher; Disposal; Microwave; Refrigerator
- Extra Pad; Paved Driveway
- Satellite Dish; Some Storm Doors; Tilt Out Windows; Thermal Windows
- Gas Logs; Wood Burning Fireplace
- Carpet; Ceramic Tile; Hardwood; Other
- Garage Features - Door Opener; Side/Rear Entry; Workshop; Yard Door
- Heating System - Electric; Forced Air; Multi-Units; Natural Gas
- Disappearing Attic Stairs
- Cable Available
- Ceiling 9ft+
- Ceiling Fans
- Multi-Phone Lines
- Open Floor Plan
- Security System Owned
- Smoke Detector
- Garden Tub
- Fenced Yard; Sidewalk; Trees – True Southern Feel!
- Public Water
- Plenty of Storage

**Real Estate Terms & Conditions:** This home is selling “as is, where is” to the winning bidder. This is a sealed bid auction. There will be a 10% buyer's premium added to the final bid price to determine the contract sales price. There will be an attorney present to assist. The high bidder acknowledges by bidding that his bid will be effective for 48 hours following the auction for seller confirmation. The balance due on the property is due within 30 days following the auction. The Buyer pays ALL closing costs, including, but not limited to: attorney, deed, deed stamps, wood infestation report and survey. The Auction Company reserves the right not to disclose the lowest bid & reserve the right to post the highest bid. WHAM AARE, LLC - Ann Delaney, BIC See sealed bid terms and conditions on next page.



864-801-9468 | [www.whamauctions.com](http://www.whamauctions.com) | SCAF 3988  
104 Middleton Way • Greer, SC 29650



# WHAM

AUCTIONS • APPRAISALS • REAL ESTATE, LLC

## SEALED BID FORM

Due to a combined decision between WHAM, Coldwell Banker Caine & the Seller, we are offering at **Sealed Bid Auction** the property located at:

**542 Crescent Avenue, Greenville, SC 29601**

Bids will be accepted starting on **Monday, April 25<sup>th</sup>** at the 1<sup>st</sup> open house (preview from 5PM until 7PM). **The bid deadline will be 4PM on May 3<sup>rd</sup>**. Please hand in your bid to the real estate agent on site in a sealed envelope provided by agent.

**Bids may also be mailed or hand delivered into our office at the following address:**

WHAM A.A.R.E, LLC  
104 Middleton Way  
Greer, SC 29650

Mailed bids will be responsibility of individual bidders for timely delivery.

### BID PLACEMENT

Please fill out this form completely and place your highest bid for approval by seller. If your bid is the high bid, you will be expected to sign a Purchase & Sales Agreement Contract with WHAM A.A.R.E., LLC immediately upon the disclosure\* of all bids and deposit 5% of the contract sales price. The contract sales price is equal to the high bid plus the buyer's premium (10%). The 5% will be refunded if your offer is not accepted.

\* Disclosure: WHAM reserves the right not to disclose the lowest bid & reserves the right to post the highest bid.

### TERMS & CONDITIONS

- 1) Bidding is open to the public.
- 2) By offering a sealed bid, the bidders acknowledge they understand and agree to the terms of the auction. The bidders also agree to sign a Purchase and Sales Agreement, deposit 5% of the contract sales price and close the transaction if they are determined to be the winning bidder.
- 3) Bidders acknowledge that there is a minimum reserve price set for the property by the seller. However, all bidders agree that by placing a bid, they are placing a binding offer on the property upon acceptance by the Seller and that all offers will be presented to the Seller regardless if the bid meets the reserve or not. If the high bid does not meet the reserve, the Seller still reserves the right to accept any bid below the reserve or to make a counter-offer. All bids will be considered valid up until 48 hours after the final bid is accepted.
- 4) All property sells in "as-is, where is" condition without guarantee or warranty as to suitability for use.
- 5) **Contract Sales Price** - The contract sales price will be determined by adding the high bid price and a buyer's premium equal to 10% of the bid price together. Immediately following the opening of the sealed bid, the high bidder will execute the Purchase and Sale Agreement and deposit with WHAM A.A.R.E., LLC an

amount equal to five percent (5%) of the contract sales price to be held in escrow and applied toward the purchase price. This is a non-refundable deposit unless the seller cannot provide a clear title at closing. The balance of the sales price will be due within 30 days at closing. The Seller reserves the right to extend the closing date if necessary.

- 6) Closing costs, including, but not limited to attorney fees, deed stamps, deed preparation, survey and termite inspection to be paid by purchaser. Possession: At closing. In the event the purchase offer is accepted and the buyer fails to comply with the terms of the Contract of Sale, then the earnest money will be forfeited, but such forfeiture shall not affect any other remedies available to seller for such failure.
- 7) All information published, announced or contained in bidder's information packets was derived from sources believed to be correct; however, it is not guaranteed by the seller or WHAM A.A.R.E, LLC and Ann Delaney, BIC. Personal on-site inspection is recommended and is the full & complete responsibility of the bidder including cost of inspection. The failure of any bidder to inspect, or to be fully informed as to the condition of the property, will not constitute ground for any claim or demand for adjustment or withdrawal of bid, offer or deposit money after its opening tender.
- 8) WHAM A.A.R.E., LLC reserves the right to extend the bid deadline at its own discretion in the best interest of the seller.

I have read and understand the above Terms & Conditions of this auction

Print Name: \_\_\_\_\_

Signed: \_\_\_\_\_

Address: \_\_\_\_\_

Phone #: \_\_\_\_\_

Email: \_\_\_\_\_

Date: \_\_\_\_\_

My Sealed bid offer \$ \_\_\_\_\_

10% buyers premium is \$ \_\_\_\_\_

Total Contract Price Offered \$ \_\_\_\_\_

ANY Questions regarding this Sealed Bid Auction or this form should be referred to Agent Montie Desai @ 864.567.9492 or [Montie@whamauctions.com](mailto:Montie@whamauctions.com). You may also visit our website [www.whamauctions.com](http://www.whamauctions.com) for a complete downloadable PDF version of this form, complete bidders packet including sample purchase & sales contract, video tour, and more information and updates on the property and auction.

**WHAM Auctions, Appraisals & Real Estate, LLC**

104 Middleton Way- Greer, SC 29650-Ph 864-801-9468- Fax 864-801-9905 - Ann Delaney, BIC SCAF 3988, REO - 18003