

Luxury Auctionsm

TUSCAN-STYLE ESTATE

PARKLAND, FL

February 4, 2016

CONTENTS

- 03 OVERVIEW
- HOW TO GET THERE
- THE LOCATION
- THE COMMUNITY
- THE PROPERTY
- PROPERTY SURVEY, SITE PLAN & FLOOR PLANS
- FEATURES SUMMARY
- TERMS OF SALE

OVERVIEW

THE PROPERTY / AUCTION DATE & TIME

This *luxury auctionSM* Bidder's Brochure contains information regarding the sale of the following property:

7980 NW 82nd Terrace Parkland, Florida 33067 ("Property")

The Auction shall occur on the following date and at the following location:

Thursday, February 4, 2016 at 7:00 p.m. (EST) ("Auction")

Auction held on the Property site.

Only registered bidders may attend the Auction. Registration information is contained in this Brochure.

Bidders who cannot attend the Auction in person may conveniently participate in the Auction by telephone (known as "remote bidding" or "bidding by proxy"). All prospective bidders who wish to bid remotely must still formally register for the Auction and complete the additional documentation that is required for remote bidding, in advance of the Auction date.

BIDDER REGISTRATION & DEADLINE

Bidder registration is required for the Auction and must be completed prior to the Auction date. **The deadline for registration is 5:00 p.m. (EST) on Wednesday, February 3, 2016 ("Deadline").** Prospective bidders must contact Platinum Luxury Auctions ("Platinum") to request complete registration information so that registration may be completed prior to the Deadline.

Following successful registration, bidders will be provided with a Bidder Verification Form. Prospective bidders who do not register by the Deadline and therefore do not obtain a Bidder Verification Form will be prevented from participating in the Auction. Registration requires that a bidder makes a refundable escrow deposit or presents certified funds on the date of Auction (refer to the Terms of Sale on pages 29-32 for additional information).

On the date of the Auction, confirmation and check-in for all prospective bidders will begin at 6:00pm (EST) and conclude by 6:50pm (EST). Bidders are encouraged to arrive on time. The Auction will begin at 7:00pm (EST) sharp, and will not be delayed on behalf of late arrivals.

CONTACT INFORMATION & PROJECT MANAGER

Any questions regarding the Auction should be directed to a Platinum Luxury Auctions representative using one of the following contact methods:

Dedicated Project Manager:	Chase Boruff 865.403.2306 cboruff@platinumluxuryauctions.com
Corporate Offices	
Toll Free:	800.209.1359
Office:	305.744.5220
Email:	inquire@platinumluxuryauctions.com

AN EXCLUSIVE PLATINUM OFFERING

Property listed and offered for sale exclusively by Platinum Luxury Auctions LLC, a licensed Florida Real Estate Corporation (CQ1036963), licensed Florida Auction Business (AB2956) and an auction-marketing firm. Bid calling by Florida Real Estate Broker Trayor R. Lesnock (BK3118083).

BUYER'S BROKERS

Licensed real estate agents are eligible for a commission equal to two percent (2%) of the high bid price should the agent properly register his client with Platinum. Information on buyer registration can be obtained by contacting a Platinum representative. Brokers are welcomed!

DISCOVER MORE ONLINE

Additional Property photos, videos, digital copies of documents and other materials can be found online at **ParklandLuxuryAuction.com**. Any documents not available online (such as the Auction Sale and Purchase Contract) may be obtained by contacting a Platinum representative.

PROPERTY PREVIEWS

All prospective bidders are encouraged to preview the Property in person prior to the Auction. The Property will be available for previews in accordance with the following schedule:

Open House Previews will be held each Thursday - Sunday from 12-5pm, until Auction day. Contact Platinum for any questions regarding Property Previews.

DISCLAIMER

Property listed and offered for sale exclusively by Platinum Luxury Auctions LLC, a licensed Florida Real Estate Corporation (CQ1036963), licensed Florida Auction Business (AB2956) and an auction-marketing firm. Bid calling by Florida Real Estate Broker Trayor R. Lesnock (BK3118083). Platinum Luxury Auctions LLC, its affiliated Auctioneers, Sellers, Brokers, and any related third parties, assume no liability for any errors or omissions in any promotional materials that may be disseminated through various media, including this Bidder's Brochure. All information - including location, size, square footage, associated costs, and any other items - relating to a given property or asset and its sale was provided by the Seller and its agents or subagents, and should be independently verified. Platinum makes no guarantees or warranties whatsoever as to the accuracy of such information. All prospective bidders are encouraged to independently verify all information related to the auction property or asset. This Bidder's Brochure is subject to bids, offers, and sale prior to the time of Auction. [Brochure Ver. 1/7/16]

HOW TO GET THERE

MAP & DIRECTIONS



Fort Lauderdale-Hollywood International Airport – FLL (red balloon)

Approximately a 40-minute drive from the Property is the closest International airport. Ranking 21st in the nation in total passenger traffic and 13th in domestic origin and destination passengers, FLL offers nonstop service to more than 100 U.S. cities and flights to Canada, Bahamas, the Caribbean, Mexico, Latin America and Europe. Additionally, the airport averages 125 private flights per day. *www.fll.net*

Palm Beach International Airport - PBI (blue balloon)

This major South Florida airport is approximately a 50-minute drive north from the Property. Featuring a 560,000 square foot terminal with a concession mall running the length of the building, Palm Beach International Airport boasts a relatively new Customs and Immigration facility, which is capable of handling 300 passengers per hour. www.pbia.org

Fort Lauderdale Executive Airport - FXE (green balloon)

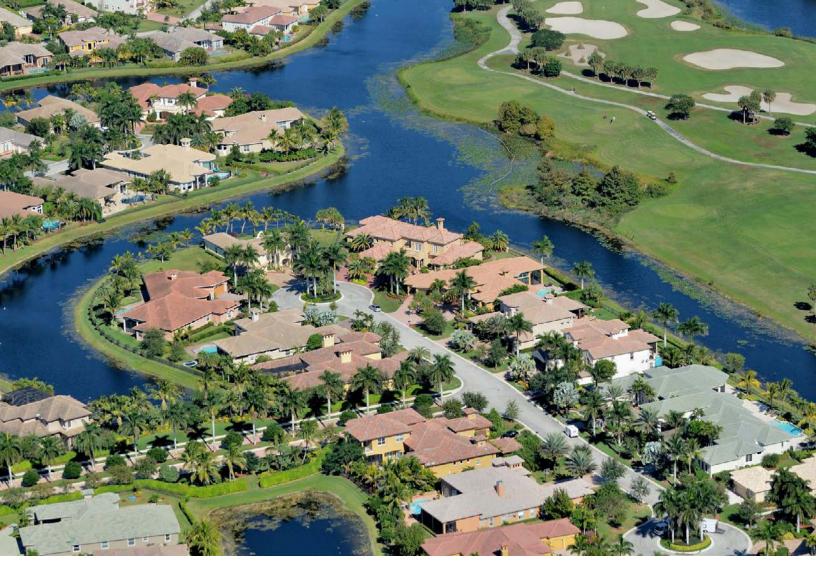
Only minutes away from downtown Fort Lauderdale, and about a 30-minute drive from the Property is this general aviation airport that is home to five Fixed Base Operators providing fueling, maintenance, air charter and flight training services. Amenities also include a 24-hour FAA air traffic control tower, U.S. Customs and Border Protection facility, 24-hour aircraft rescue and firefighting services, and a Fort Lauderdale Police substation. www.flyfxe.com

Directions from I-95

- Take exit 41 for SW 10th St/FL-869 toward Sawgrass Expy
- Continue onto FL-869 S
- Use the right lane to take exit 15 for FL-817/University Dr
- Turn right onto N University Dr (signs for Parkland)
- Turn right onto Holmberg Rd
- Turn left onto NW 87th Ave
- Turn right onto Ranch Rd
- Turn left onto NW 82nd Terrace the Property will be on the right at the end of the street

THE LOCATION

1



PARKLAND, FL

Parkland is a bucolic city located 25 miles west of Fort Lauderdale and 47 miles north of Miami, Florida. With zoning laws designed to develop and maintain a "park like" setting (hence the name of the city), Parkland is comprised of a collection of luxurious residential communities and mid-to-large-acreage mansions, interspersed amongst small farms and equestrian facilities. The city is bordered on the west by the Everglades Wildlife Management Area and on the north by Palm Beach County.

As a horse-friendly city, Parkland offers its residents various equestrian amenities, such as the Parkland Equestrian Center at Temple Park. The Center also functions as home to the Parkland Horseman's Association (PHA). The PHA is a non-profit organization that "supports good horsemanship, safe riding, education, responsibility, sportsmanship, and most of all, keeping the greenways open to all horse enthusiasts in the city of Parkland, Florida and neighboring communities."

Horses aren't the only animals for which Parkland has made special accommodations: dog lovers will enjoy Barkland, a 2-acre dog park opened in January 2012. The park has areas for large and small dogs, wash stations, pet fountains, and other fun play stations to entertain your favorite pup.

For those who enjoy the links, the Parkland Golf and Country Club (PG&CC) offers an 18-hole, Greg Norman Signature Golf Course, in addition to ten tennis courts, a fitness club and spa at the 43,000-sf Sports Club. The PG&CC is a private club, and membership is required.



THE COMMUNITY



BBB RANCHES

BBB Ranches is a community in Parkland named after Bruce Barnett Blount, the city's founder and its first mayor. Although BBB Ranches now comprises only a small part of Parkland, it was actually Blount's pursuit of a charter for the 360-acre area that is now BBB Ranches, which ultimately lead to the creation of Parkland.

The community presents a blend of properties, with multimillion-dollars estates situated near smaller ranch homes and modest farms or equestrian facilities. Parcel sizes within BBB Ranches are 2.5 acres or larger, ensuring that each resident maintains space and privacy.

As the Parkland Equestrian Center is adjacent to BBB Ranches, many of the community's residents are involved in equestrian sports or horse ownership.

THE PROPERTY



OVERVIEW

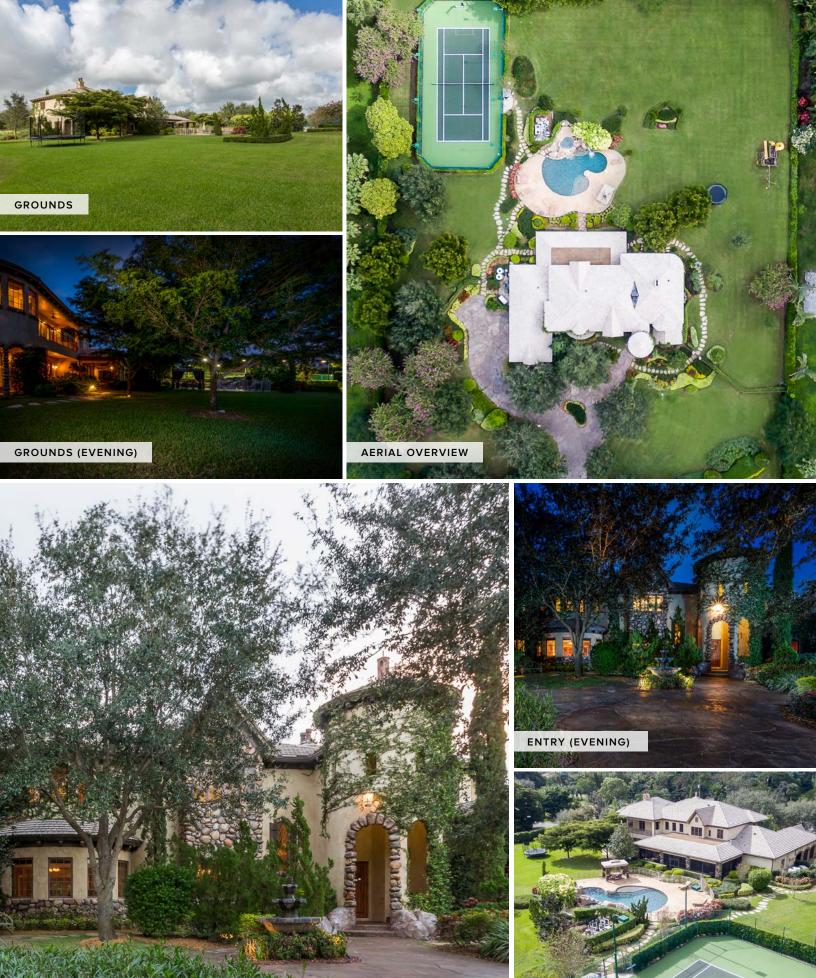
RECENTLY OFFERED FOR \$3.25 MILLION. NOW SELLING AT OR ABOVE ONLY \$1.25 MILLION! This Tuscanstyle estate is situated on 2.5 manicured acres in the upscale, family-friendly city of Parkland, Florida. With a private tennis court (newly refinished in December 2015), custom pool and spa with rock waterfall features, and a large, screened patio with summer kitchen and ample entertainment space, the property provides plenty of amenities for spending quality time with family and friends.

The property was custom-built by its current owners, with meticulous attention to detail and a very high standard of construction quality. Even the second level of the residence is poured concrete, a rare feature for residential construction, even for multimillion-dollar homes.

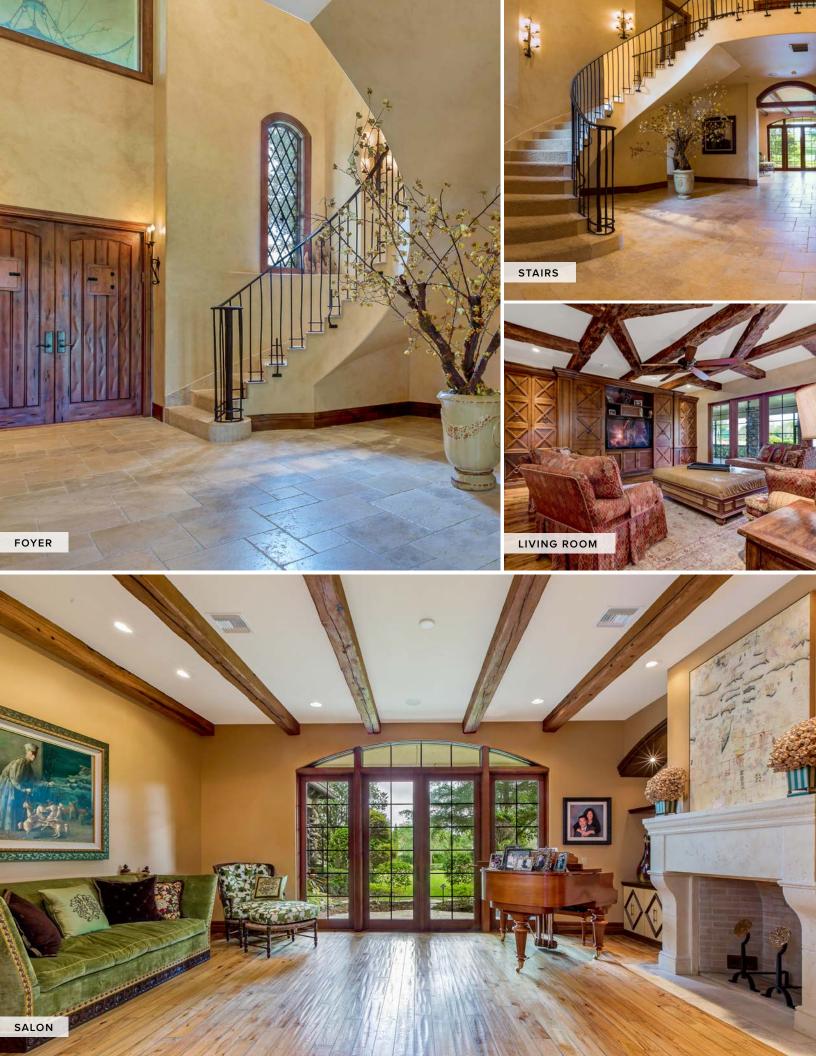
The luxurious, "country home" ambiance of the residence begins upon arrival. Once passing through the private gates, one is greeted by a quaint, courtyard-like entry, with custom landscaping, a water fountain, and the beautiful, stone-accented façade of the estate.

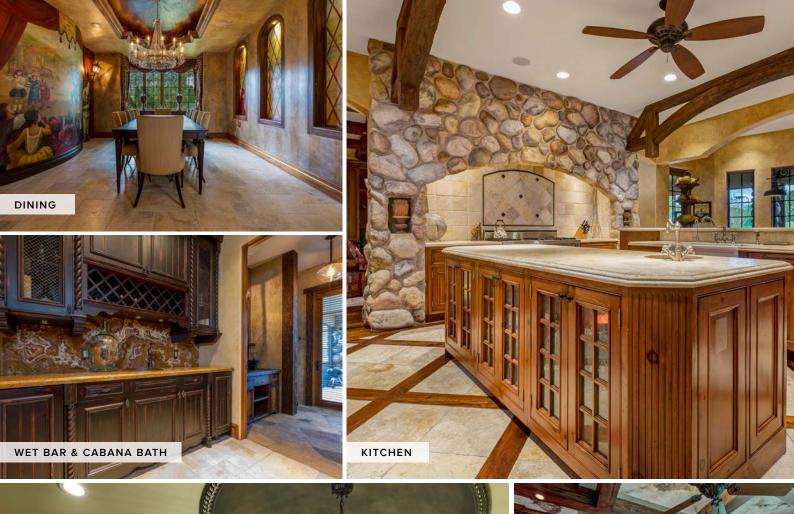
Inside the home, features such as lofted ceilings with exposed beams and trusses (composed of genuine wood that has been repurposed from New England barns), hardwood floors, and custom built-ins designed with various woods, add to the Tuscan ambiance.

In total, there are 7 bedrooms, 6 full and 2 half baths in the estate, and nearly 8,900 interior sq. ft. of living space. Prominent features include a state-of-the-art home theater, gourmet kitchen, fitness center with built-in refrigerator, Lutron[®] lighting system, Crestron[®] home automation system, security system with built-in cameras, a whole-house reverse osmosis system, and a built-in generator.



POOL & TENNIS

























A

1





POOL GROTTO & WATERFALL



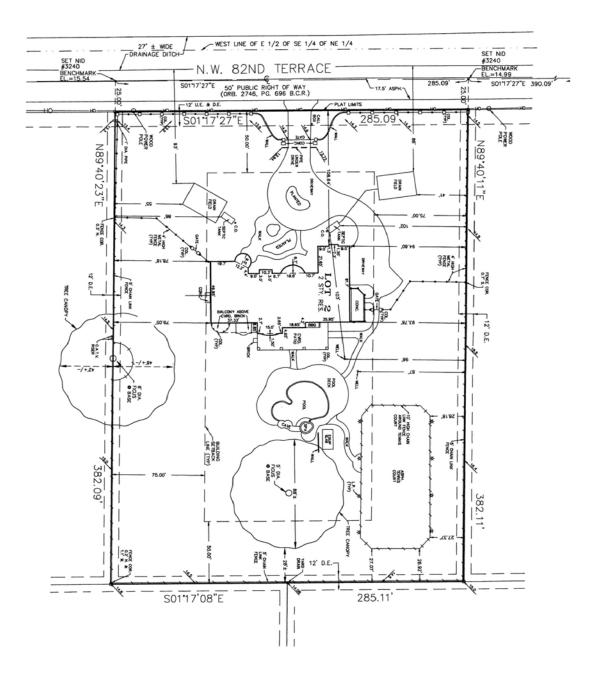


PROPERTY SURVEY, SITE PLAN & FLOOR PLANS

PROPERTY SURVEY

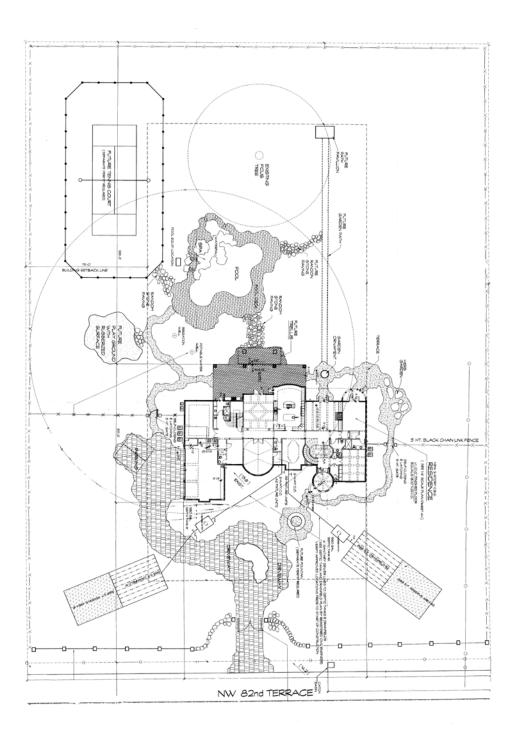
Note: A higher quality, digital version of the survey is available for download at **ParklandLuxuryAuction.com**. The online version of this document may be enlarged for easier viewing, and also may contain greater detail.





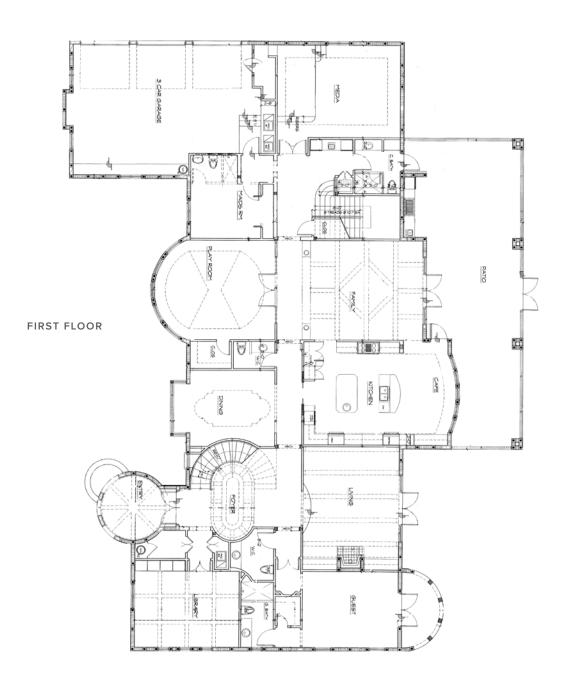
SITE PLAN

Note: A higher quality, digital version of the site plan is available for download at **ParklandLuxuryAuction.com**. The online version of this document may be enlarged for easier viewing, and also may contain greater detail.

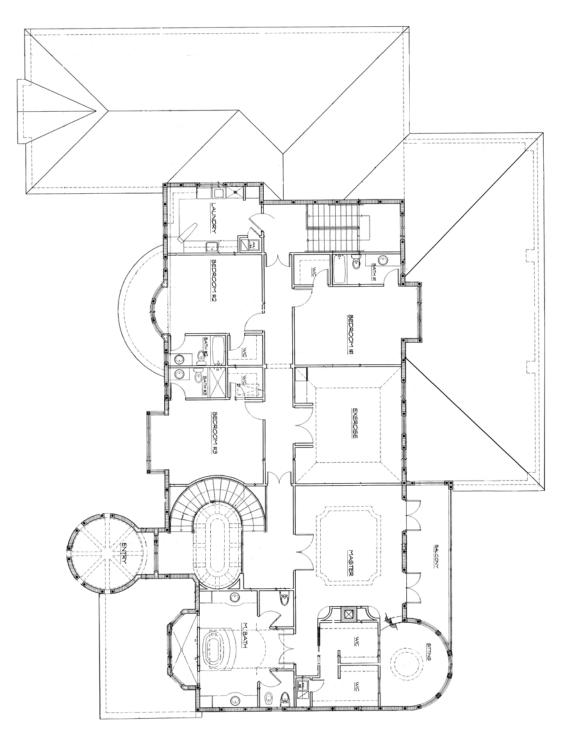


FLOOR PLANS

Note: A higher quality, digital version of these floor plans is available for download at **ParklandLuxuryAuction.com**. The online version of this document may be enlarged for easier viewing, and also may contain greater detail.



SECOND FLOOR



FEATURES SUMMARY

BASIC DETAILS

Total Bedrooms:	7
Total Bathrooms:	6 full and 2 half baths (complete plumbing in place for 7th potential bath)
Property Size:	+/- 8,896 sq. ft. under air; +/-10,640 sq. ft. total; two (2) stories
Lot Size:	+/- 2.5 acres
Year Built:	2005

RESIDENCE FEATURES

- Haifa Limestone in main area floors and kitchen countertops
- Hardwood floors in family room, living room and office
- Masonry fireplace
- Genuine wood beams and trusses throughout interiors; repurposed from old New England barn wood
- "Fairytale-themed" powder room; sink is limited edition bronze sculpture
- Children's playroom (also the 7th bedroom)
- Plantation shutters in office
- Custom made Pecky Cypress wood interior doors
- State-of-the-art movie theater with seating for 8 (all equipment and furnishings are new; installed 2015)
- Wet bar/snack bar adjacent to theater with sink, ice maker, mini refrigerator, and Onyx countertop and backsplash
- Spacious, gourmet kitchen with Sub-Zero refrigerator and freezer, Viking range with double gas ovens, 6 burners, and griddle; Thermador electric oven, warming drawer and microwave, and Bosch dishwasher
- Lower level laundry area with Maytag Neptune stacking washer/dryer
- Second level laundry room with Maytag Duet washer/dryer (purchased within the last 6-months), bucket fill and fold-down ironing board
- Large, screened-in covered patio with summer kitchen (includes gas grill, two burners, under-counter refrigerator and sink with disposal)
- Exercise room with built-in refrigerator
- Resort-style pool with rock features, 3 waterfalls, sauna, swim-up grotto and fiber optic lighting
- Commercial-grade gas heater for pool and separate electric heater for sauna
- Tennis court with regulation one-half basketball court (fenced, lighted and cushioned hard court; newly resurfaced December 2015)

- Lutron lighting system
- Crestron home automation system
- Pozzi hurricane-proof windows and doors
- All concrete construction: second floor is also concrete block and both staircases are poured concrete
- Invisible fence
- Two separate built-in vacuum systems (one for upstairs area, the other for downstairs)
- Two hot water heaters
- Five A/C units (plus one stand-alone unit solely for movie theater equipment)
- Whole-house reverse osmosis system (note: most houses have only one large tank to hold water, while this Property has two)
- Built-in house generator

Note: Features listed herein are as per the Property owner, and are subject to error. Buyers are encouraged to independently verify all information. Contact a Platinum representative with questions.

TERMS OF SALE

TERMS OF SALE: AUCTION WITH RESERVE

Property:	7980 NW 82nd Terrace Parkland, Florida 33067 ("Property")
Auction:	Thursday, February 4, 2016 at 7:00 p.m. (EST) ("Auction") To be held on the Property site. <i>Only Registered Bidders may attend the Auction.</i>
Terms:	No Required Minimum Bid. Selling Subject to the Reserve Price of One Million Two Hundred Fifty Thousand Dollars (\$1,250,000.00).

BIDDER REGISTRATION IS REQUIRED FOR THIS AUCTION. The deadline for registration is 5:00 p.m. (EST) on Wednesday, February 3, 2016 ("Deadline"). Prospective bidders must contact Platinum Luxury Auctions ("Platinum") to ensure all registration documents are properly submitted to Platinum by the Deadline. Upon receipt of all documents, Platinum will provide the bidder with a Bidder Verification Form. Prospective bidders who do not register by the Deadline will be prevented from participating in the Auction. TIME IS OF THE ESSENCE.

1. BIDDER REGISTRATION. The Auction is open only to members of the public who have registered to bid on the Property. The Auction will occur on the Property site unless otherwise noted. Successful registration requires that a prospective bidder perform all of the following duties prior to the February 3rd Deadline:

- a. Complete all registration documents, including these Terms of Sale, and submit them to Platinum;
- b. Make a refundable deposit of \$100,000.00 into the trust account of the settlement agent noted below in Section 9, Settlement (Alternatively, a prospective bidder may bring a \$100,000.00 cashier's check on the day of the Auction. In this event, however, the prospective bidder must still provide Platinum with a copy of the cashier's check via fax or e-mail prior to the Deadline);
- c. Complete final registration and check-in on Auction day.

On Auction day, the prospective bidder must present the Auction clerk with his Bidder Verification Form (which will be provided to bidder by Platinum upon bidder's compliance with duties a and b listed above), a valid and current form of photo identification, and a blank personal or business check. Upon the clerk's confirmation of the prospective bidder's credentials, the bidder shall be officially confirmed for participation in the Auction as a Registered Bidder ("Registered Bidder"). Upon being declared the successful high bidder, the Registered Bidder's \$100,000.00 deposit and blank check will be used to make the required purchase deposit described below in Section 4, Deposit and Payment.

2. PROPERTY INSPECTION. Prospective buyers are encouraged to personally inspect the Property prior to Auction day. Buyers are solely responsible to verify any information they deem important to the purchase of the Property. Platinum, the auctioneer ("Auctioneer"), seller ("Seller") and their agents and subagents assume no liability for any errors or omissions contained in any advertising or promotion of the Property, whether they

are written, oral or otherwise stated. The Property is being offered in its "AS-IS / WHERE-IS" condition, with no guarantees or warrantees whatsoever.

3. SALE AND PURCHASE CONTRACT. The Sale and Purchase Contract ("Contract") is available for review by all prospective buyers. Buyers are encouraged to request and review the Contract in advance. The terms of the Contract are not negotiable upon being declared the high bidder. The Contract has been modified to correspond with these Terms of Sale. The successful high bidder agrees to sign the Contract immediately after the Auction.

4. DEPOSIT AND PAYMENT. Immediately upon the "fall of the hammer," which signifies the close of the bidding, the high bidder must make a deposit in the amount of ten percent (10%) of the total purchase price ("Total Purchase Price"). The Total Purchase Price is an amount equal to the high bid plus the buyer's premium ("Buyer's Premium"). The Buyer's Premium is explained in Section 8, Buyer's Premium, below.

5. FORM OF AUCTION. The Property will sell to the highest bidder at or above a **Reserve of One Million Two Hundred Fifty Thousand Dollars (\$1,250,000.00) ("Reserve").** Once the bidding meets the Reserve the Property will sell to the highest bidder at or above the Reserve. Should the high bid not meet the Reserve, the high bid shall be treated as an offer that the Seller can accept, counter-offer or reject. *Therefore, bidders are encouraged to submit any and all reasonable bids.* Although there is an established Reserve, there is no required minimum bid. Neither the Seller nor the Seller's agents or assigns may bid on the Property. If Platinum and/or the Auctioneer suspects collusion of any type it may cancel the Auction immediately without recourse. Collusion/"bid rigging" is a crime that will be reported to the appropriate authorities, including the Federal Bureau of Investigation (FBI). If you have any questions about the Auction format, please contact a Platinum representative.

6. BROKER PARTICIPATION INVITED. Any licensed real estate agent is eligible for a commission equal to two percent (2.0%) of the high bid price, provided that the agent:

- a. Properly registered with Platinum using the provided Buyer's Broker Form;
- b. Acted as the sole procuring cause of the successful high bidder (This includes the agent escorting the client on his first preview of the Property);
- c. Attends the Auction with his registered client (Unless the agent has an excused absence from Platinum in advance of the Auction and in writing, or if the client is bidding remotely);

All Buyer's Broker Forms MUST be delivered to Platinum before the deadline noted on the form. Forms must be faxed to 305.744.5221, or e-mailed to inquire@platinumluxuryauctions.com with the subject line clearly noted as "Buyer's Broker Form: Parkland" An agent acting as a principal in the purchase of the Property cannot receive a commission. Any and all commissions are to be paid only upon successful transfer of title and settlement of the Property.

7. CONDUCT OF AUCTION. Both the method and order of sale shall be at the sole discretion of Platinum and/or the Auctioneer. Both Platinum and/or the Auctioneer reserve the right to postpone the Auction or withdraw the Property from the sale up to the start of the Auction. The Auction does not begin until the

Auctioneer formally accepts the first bid. Only those persons who are Registered Bidders (as detailed above in Section 1, Bidder Registration) are able to bid at the Auction. All announcements made from the Auction block will take precedence over any prior written materials or statements, without exception. Upon the "fall of the hammer," which signifies the close of the bidding, the **SALE IS FINAL** (subject to the Reserve and these Terms of Sale). Should there be any dispute after the sale, Platinum and/or the Auctioneer's record of final sale shall be conclusive.

8. BUYER'S PREMIUM. A Buyer's Premium in the amount of ten percent (10%) of the high bid will be paid by the successful high bidder. This premium will be added to the high bid, and the sum will equal the Total Purchase Price.

9. SETTLEMENT. Settlement will occur within eight (8) weeks of the Auction date. *TIME IS OF THE ESSENCE*. Settlement is not subject to the buyer obtaining financing. The Buyer will be responsible for all settlement costs including: a) all transfer and stamp taxes, b) fees for recording the deed, c) fees for a survey of the Property, if applicable d) title insurance at minimum risk rate, as required, e) title search, f) lien search, and g) any and g) any association estoppel fees. Real estate taxes, association fees, and water and sewer charges will be prorated as of the date of settlement. The settlement agent for this transaction is: Beighley, Myrick & Udell, P.A.; 1499 W. Palmetto Park Road, Ste. 208, Boca Raton, Florida 33486; Ph: 954.784.3298; Fax: 954.784.1282; Attention: Edward L. Myrick, Jr., emyrick@bmulaw.com, with copies to Yessenia MarroQuin at yyeaman@bmulaw.com; www.bmulaw.com.

10. TITLE. Seller warrants that title to the Property will be free and clear and able to be passed to the new Buyer without encumbrance.

11. DEFAULT. Should the Buyer not comply with any of these Terms of Sale and as a result fail to close on the Property, Platinum shall on behalf of Seller retain as damages, and the Buyer shall forfeit, his deposit of ten percent (10%) of the Total Purchase Price. Further, Platinum, the Auctioneer and/or Seller may pursue all legal remedies available to them in both Broward County and the state of Florida.

12. AGENCY DISCLOSURE. In this transaction, Platinum Luxury Auctions LLC is acting as a licensed Florida real estate corporation/broker and a licensed Auction Business (License #'s CQ1036963 and AB2956, respectively), and is the exclusive agency representing the Property. In its capacity as a real estate corporation, Platinum is acting as a listing and Transaction Broker (as defined by the Florida Statutes, Chapter 475). In its capacity as an Auction Business, Platinum also serves as the Auctioneer and/or employer of the Auctioneer as pertaining to the Auction sale of the Property.

13. RECORDING. Platinum may record this Auction through the use of audio/video equipment. No other party is authorized to record the Auction in any manner. Cellular phones, smartphones, iDevices, tablet computers and similar devices are prohibited during the Auction, unless expressly authorized by Platinum.

14. BIDDER'S BROCHURE. All information contained in the Bidder's Brochure or in any other Auction- or Property-related materials was derived from sources deemed reliable but is not guaranteed. Prospective buyers should perform their own due diligence.

15. PREVIEWS. Bidders are encouraged to preview the Property. Please contact Platinum for any questions about previews.

16. ABSENTEE BIDDING. Although live, on-site bidding is recommended, absentee (remote) bidding is available using telephone and/or Internet methods. Any absentee bidder must still comply with all registration requirements and terms of sale. Please contact Platinum well in advance of the Deadline for information on absentee bidding, if necessary.

NOTE: THE PROPERTY IS SUBJECT TO BIDS AND/OR TO SALE PRIOR TO THE AUCTION. INQUIRE FOR DETAILS.

By Signing Below, I signify that I have read and agreed to these Terms of Sale in their entirety.

Bidder Signature

Bidder Signature

Print Name

Print Name

Date

Date



800.209.1359 ParklandLuxuryAuction.com inquire@platinumluxuryauctions.com