

62900 Overseas Hwy LOT 33 Conch Key, FL 33050

556634 Residential Active \$549,000

Provided as a courtesy of  
**Ray Princiotta, CDPE**  
 Accelerated Realty, Inc.  
 6796 SW 62 Ave  
 Miami, FL 33143  
 Office Phone - (305) 494-4101  
[rprinciotta@auctionforce.com](mailto:rprinciotta@auctionforce.com)  
<http://www.acrmiami.com>



Duplicate Listing?:	No	Type of Listing:	Exclusive R	Listing Board:	Florida Keys
Limitd Reprsntation:	No	As is Rght to Inspct:	Yes	Potential Short Sale:	Yes
Bank Ow ned:	No				
Off Shore Island Area:	No 20 - Duck Key, Coral Key, Conch Key	County:	Monroe	Subdivision:	Conch Key (62.5) Ocean
Flood Zone:	AE	KW Neighborhood:		Side:	
Flood Zone:	AE	FEMA List:	Unknow n	Handicap Access:	No
Alternate Key #:	9064980	Add'l Parcel #1:		Add'l Parcel #2:	
Parcel #:	00099010-003300	Bldg Nbr:		Zoning:	CFV - Commercial Fishing Village Districts
Use Lgl Non-Conform:	Legal	Deed Restrictions:	Yes	Taxes:	7,700.94
Tax Year:	2010	Owner Name:	Carlos E And Maria I Ramos	Pub Sewer HkUp:	No
Dcmntd Septic Tnk:					
Style:	Single Family	Waterfront:	Yes	Condo Unit/Complex:	
Pool:	No	Year Built:	2007	Total Units:	1
Lot Size:		Lot SqFt:		Acres:	
Living Apx SqFt:	2,392	SqFt Source:	Tax Records	SqFt Remarks:	
Total Bedrooms:	3	Full Baths:	3	Half Baths:	0
Total Baths:	3	Floor Number:		Rentals Allowed:	Yes
Min Rental Days:		Max Rental Days:			
Dual/Var Rate Comm:	No	Single Agent Com:	3	Trans Broker Com:	3
Non-Rep Com:	3				
Sale Terms:		Selling Info:		Sold Comments:	
Sold Remarks:	<p>Remarks - Consumer: LIVE PUBLIC AUCTION - SUGGESTED OPENING BID \$549,000, SUBJECT TO SELLER AND BANK APPROVAL - POSSIBLE SHORT SALE. (List Price is Suggested Opening Bid). Offers prior to Auction are considered. Experience the solitude and relaxation of your tropical getaway in the Florida Keys. Yes, Conch Key—and on the Atlantic Ocean side. This 3 Bedroom, 3 Bath luxury oceanfront home is truly a boater's paradise.</p> <p>Agent Remarks: BROKERS, PLEASE NOTE: The 3% commission shown above is 3% of the highest auction BID price presuming a 10% buyer premium (see www.auctionforce.com for details). Contracts resulting in any bank/seller negotiation or a non-auction transaction will result in a co-op commission of 30% of the gross commission paid to AUCTIONFORCE, Inc. For contract purposes, the Listing Broker is AUCTIONFORCE, Inc.</p> <p>Directions: Take Rt 1 South to MM 63 to Conch Key, make immediate left after bridge and first right, follow the street around. The property will be on your right.</p> <p>Legal: UNIT 33 CORAL KEY VILLAGE OR1722-1147/1237DEC OR1722-1241/1243 OR1884-458/460 OR2086-833/836 OR2381-1535/1649DEC OR2388-</p>				
<u>Association Info:</u>	H. O. A.: Yes; Condo Doc's: Yes; Mandatory Assoc.: Yes; Association Fee \$: 175; Maintenance Fee \$: 100; Assoc/Mnt Fee Per: Monthly	<u>Fee Includes:</u>	Common Area Mnt; Other	<u>Porch/Balcony:</u>	Open Porch/Balcony
		<u>Utilities:</u>	Cable Available; Elect Separate Meter; FKA; Municipal Sewer; Water Separate Meter	<u>Interior Features:</u>	Built-in Cabinets;
		<u>Roof:</u>	Metal Roof	<u>Pets:</u>	Pets w/Restrictions
		<u>Neighborhood Feature:</u>	Beach; Community Boat Ramp; Other Area Features	<u>Security:</u>	No Security

<p><u>Tax Exemptions</u>: None  <u>Control Depth</u>: 4 Feet  <u>Waterfront</u>: Oceanfront; Open Water  <u>Waterview</u>: Ocean View; Open Water View  <u>Dockage</u>: Dock Length: 100; Dock: Wood; Assigned Dock; Boat Lift; Dock Permit: Yes; Seawall: Cut/Natural  <u>Building Style</u>: Stilt Column Height: Medium - 5Ft - 9Ft; Stories: 3 Stories  <u>Vehicle Storage</u>: Carport; Attached; Car(s): 3; Covered Parking; Off Street Parking; Open Parking  <u>Furnished</u>: Furnished  <u>Cooling/Heating</u>: Ceiling Fans; Central A/C; Window/Wall Unit</p>	<p>Drapes/Blinds Incl; Granite Counter Top; Pantry; Security System; Smoke Alarms; Walk-in Closet  <u>Pre-Wired</u>: Cable; Cat 5; Other; Surround Sound  <u>Specialty Rooms</u>: Laundry Room; Theater Room  <u>Appliances</u>: Dishwasher; Disposal; Dryer; Freezer; Gas Appliances; Ice Machine; Microwave; Oven; Range; Refrigerator; Stainless Steel Appl; Washer; Wine Cooler  <u>Exterior Features</u>: Gutters; Sandy Beach; Storage  <u>Construction</u>: Modular  <u>Windows/Doors</u>: Double Hung Windows; Impact Resistant Doors; Impact Resistant Windows; Sliding Glass Doors  <u>Shutters</u>: Accordion  <u>Floor</u>: Laminate; Tile Floor</p>	<p><u>Land Size</u>: Less Than 1/4 Acre  <u>Terms</u>: No Seller Finance  <u>Show</u>: Call List Agent; Other Showing Instructions on Property  <u>Title</u>: Title Insurance - Buyer  <u>Auction Info</u>: Auction: Yes; Auction License #: 3153723; Auction Type: Reserve; Buyers Premium: Yes; Deposit Required: Yes  <u>Financial Status</u>: Bank Owned: No; Potential Short Sale: Yes</p>
<p>Listing Date: 12/01/2011  List Price: 549,000</p>	<p>Expiration Date: 12/01/2012  Original List Price: 799,000</p>	<p>Days On Market: 60  Status Change Date: 01/12/2012</p>
<p>LA: Raymond Princiotta; (305)494-4101; rprinciotta@auctionforce.com</p>		<p>LO: Accelerated Realty, Inc.; (305)494-4101</p>

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Prepared by Ray Princiotta, CDPE on Monday, January 30, 2012 5:04 PM

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