

218 Citrus Trl, Boynton Beach, Florida 33436

CALL FOR OFFERS!!

CITRUS GLEN – CITRUS TRAIL
ACCEPTING OFFERS NOW!!

Property Address:

218 Citrus Trl
Boynton Beach, FL 33436

- Seller will consider offers between \$200,000 and \$275,000
- For parameters of this offering, view the Terms & Conditions

Property Previews:

- Every Saturday:
10 am to 12pm
- Every Sunday:
1pm to 3pm



Contact Information:

561-922-9727
www.publicpricing.com
manny@defalco.com

ACCEPTING
OFFERS NOW!!

RARE
OPPORTUNITY!!



INSERT
PICTURE

INSERT
PICTURE

INSERT
PICTURE

INSERT
PICTURE



PUBLIC PRICING® OPPORTUNITY
EXCLUSIVE LISTING – **Property Brochure**

Florida License: #AB1446 / Auctioneer: #AU1986 / Broker: #BK3003661

TERMS AND CONDITIONS OF THIS PUBLIC PRICING® OPPORTUNITY
This is a Public Pricing® Opportunity – CALL FOR OFFERS

1. This property is being sold through a Public Pricing® Opportunity with a **"Call for Offers"**. The parameters for this Public Pricing® opportunity will be:
 - A. The Seller will consider all offers between **\$200,000 and \$275,000**.
 - B. Buyers should consider the Purchase and Sale Agreement attached but are not required to use.
 - C. The Seller reserves the right to accept, reject or counter the offers.
 - D. No one is bound by any agreements whatsoever until a "Purchase Agreement" is agreed to and signed by all parties.
 - E. Offers are being accepted now.
 - F. Offers should be emailed to manny@defalco.com or faxed to 561-391-3911.
2. The property is listed with DeFalco Real Estate Group, Boca Raton Florida. The Owner will decide which potential new owners to work with. The decision by the Owner on which potential new owners to work with will be based on many factors-NOT JUST PRICE.
3. The property is being sold with a full seller's disclosure which is available during preview of the property or upon a written request by email to manny@defalco.com Potential new owners may conduct their own inspection and due diligence prior to submitting an offer. The seller will cooperate in the due diligence process, any and all cost of inspections will be the sole responsibility of the potential new owner.
4. The broker, DeFalco Real Estate Group, is a transaction broker and not the agent of the seller or prospective new owners. All information is believed accurate but is not guaranteed. Potential new owners must rely upon their own due diligence. All parties agree to hold harmless the broker against any and all claims whatsoever. Purchasing real estate is a legal transaction and if not fully understood, buyer should seek legal counsel.
5. These terms and conditions may be changed or modified at any time by being published on www.publicpricing.com. Information contained in the brochure, newspaper advertising, TV advertising, web site, or any other forms of media outlets, or provided by staff members is believed to be correct but is not guaranteed, all measurements stated; square footage, or similar information should be verified to the potential new owner's satisfaction.
6. Property previews or any and all inspections that may be desired by potential new owners will be held **EVERY Saturday from 11:00 AM to 1:00 PM and Sunday from 1:00 PM to 3:00 PM. Please contact Manny Gutierrez at 561-352-9406 for additional information.**

Potential new owners Initials _____ Date: _____

Print Names: _____

Print Names: _____

PURCHASE AND SALE AGREEMENT

Parties: **Lise A. Morrison** (“Seller”) and _____ (“Buyer”) hereby agree that Seller shall sell and Buyer shall buy under the terms and conditions herein the property described as: 218 Citrus Trl Boynton Beach, FL 33436, Parcel ID: 08-43-45-18-11-000-1360 Legal Description: CITRUS TRAIL LT 136 (the “Property”)

Purchase Price: \$ _____
Deposit: THIS DEPOSIT IS DUE AND PAYABLE TO **DEFALCO REAL ESTATE GROUP ESCROW** 10% of Purchase Price \$ _____
Balance due at closing:\$ _____

- A.** This is a cash transaction with no contingencies for financing. All deposits referenced herein shall be released to the Seller if Buyer does not close by the Closing Date, except under the provisions of Paragraph B.
- B.** The Property is sold subject to clear title. It is the Buyer’s responsibility to choose a Title Company and notify Seller and Broker of same within 5 days from execution of this agreement. Marketable title shall be determined according to applicable Title Standards adopted by authority of the Florida Bar and in accordance with law. If the title is found to be defective, Buyer shall notify Seller in writing specifying defect(s) which render title unmarketable. Seller shall have 30 days from receipt of notice to remove the defects, failing which Buyer shall, within 5 days after expiration of the 30 days period, deliver written notice to Seller either: (1) extending the time for a reasonable period not to exceed 120 days within which Seller shall use diligent effort to remove the defects; or (2) requesting a refund of deposit(s) paid which shall be returned to Buyer. If Buyer fails to so notify Seller, Buyer shall be deemed to have accepted the title as it then is. Seller shall, if title is found unmarketable, use diligent efforts to correct defect(s) within the time period provided. If, after diligent effort, Seller is unable to timely correct the defects, Buyer shall either waive the defects, or receive a refund of deposit(s), thereby releasing Buyer and Seller from all obligations under this Agreement.
- C.** Buyer shall pay and be responsible for all title and closing costs. This is including, but not limited to, title insurance, attorney’s fees and expenses, all costs associated with Buyer’s mortgage, endorsements, recording charges and taxes. Buyer will pay any and all documentary and tax stamps, notwithstanding the customary practice wherein the Property is located.
- D.** The Parties acknowledge and agree that Buyer is taking the Property in **AS-IS CONDITION**. It is the Buyer’s responsibility to satisfy themselves with inspections and the condition of the home prior to signing the Purchase and Sale Agreement. Buyer hereby waives any and all claims against the Property. Seller and/or Broker extend and intend no warranty and make no representations of any type, either express or implied, as to the physical condition or history of the Property.
- E.** Buyer waives any claims against Seller and, to the extent permitted by law, against any real estate licensee, or agent involved in the Property or this Agreement, for any defects or other damage that may exist at Closing of the Agreement and be subsequently discovered by the Buyer or anyone claiming by, through, under or against the Seller.
- F.** Buyer must rely on their examination and evaluation of the Property. All information contained in any marketing materials is believed to be correct, but is not guaranteed. Buyer hereby releases, remises, acquits, satisfies and forever discharges Broker or any of its agents from any and all claims, actions, suits, and demands whatsoever, in law or in equity, related to the Property or this Agreement.
- G.** Closing shall be held on or before **30 days from effective date**, or on such other date agreed to by Buyer and Seller in writing, in the county wherein the Property is located at the office of the attorney or other closing agent designated by the Buyer. The effective date is the date that the last party has signed this Agreement.
- H.** Time is of the essence in the performance of this Agreement and all terms and conditions herein.
- I.** Construction and interpretation of this Agreement shall at all times and in all respects be governed by the laws of the State of Florida and the Parties agree that venue shall lie in Palm Beach County, Florida. In any legal action to enforce, interpret or challenge the enforceability of this Agreement, the parties agree that the prevailing party shall be entitled to its reasonable attorney’s fees, court costs, and all other costs of litigation through appeal.

SPECIAL TERMS: The required HOA disclosure and Seller’s disclosure is attached as an addendum to this agreement. The terms and conditions of this sale are attached as an addendum to this sales agreement.

IN WITNESS WHEREOF, the Parties acknowledge and agree to the terms of this Purchase and Sale Agreement and have hereunto set their hands and seals as of the date herein.

SELLER: Lise A. Morrison **DATE**

BUYER: **DATE**

List Price: \$ 200,000

Residential Full Report



MLS#: R3341212 St: **New**
Area: 4490 GEOArea: PB13
Address: 218 Citrus Trl
City: Boynton Beach
County: Palm Beach

Type: RES Rang.P:\$275,000
Sub Type: S Orig.LP:\$ 200,000
Zip Code: 33436 - 1831
Zoning: Pud

Tax ID (Realist): 08434518110001360
Legal: Citrus Trail Lot:136 Blk,;

Subdivision: Citrus Trail Front Exp: N
Development: Citrus Glen Garage: 2.0
Model Name: Carport:
Lot Size: 0.14 acre Priv Pool: Y
Waterfront: N WTR Frontage: **Multi Offers Accptd:**
Dock#: Parking Space:
Virtual Tour:

Short Sale: N Short Sale Add: **Hrdshp Pack:** REO: N

Living Rm: 18 x 15 Den: Master BR: 18 x 13 Liv SqFt: 1,781 BR: 3
Kitchen: 12 x 10 Family Rm: 12 x 12 Bedroom 2: 12 x 12 Tot SqFt: 2,457 FB: 3
Dining Rm: 18 x 10 Florida Rm: Bedroom 3: 12 x 12 Guest Hse: HB: 0
Dining Ar: 10 x 10 Patio/Balc: Bedroom 4: Yr Built: 1993/ Resale **FANS:**
Utility: Porch: Bedroom 5: Pool Size: 16 x 8 Pets: Y

Bldg#: Unit Flr#: 1 Land Lease: Mobile Home Size:
Floors/Bldg: 1 Rec Lease: Decal#:
Units/Bldg: Min Days/Leases: Serial#:
Units/Complex: Lease Times/Yr: Brand Name:
Governing Bodies: HOA Application Fee: Tax Year/Amt: 2011/ \$2457
HOA: M/ \$182 / MON Mbrshp Equity: Spec Asmt: N
Dir: Lawrence Rd to Citrus Glenn. Through gate R on Citrus Ave, R on Citrus Trl
LO: 606589 DeFalco Real Estate Group 561-391-4141 X: Fx:
LA: 63003661 Fred DeFalco, P.A. 561-922-9727 Cell Phone: 561-702-3757
CLO: LD: 01/28/13
CLA: XD: 08/01/13
Compensation: NonRep: 2.5% Buyer Agt: 2.5% Trans Brk: 2.5% Bonus:
LA E-mail: manny@defalco.com Dual/Var Rate: Y List Type: ER
Owner: Withheld Owner Phone: List Off Agency: TRANBK

Public Pricing Opportunity-CALL FOR OFFERS!! SELLER WILL CONSIDER OFFERS BETWEEN \$200,000 AND \$275,000. OFFERS DUE NOW!! SEE ATTACHED TERMS AND CONDITIONS-CALL MANNY GUTIERREZ FOR DETAILS 561-352-9406. PROPERTY PREVIEWS EVERY SATURDAY 11AM TO 1PM AND EVE R Y SUNDAY 1PM TO 3PM. Public: Public Pricing Opportunity-CALL FOR OFFERS!! SELLER WILL CONSIDER OFFERS BETWEEN \$200,000 AND \$275,000. OFFERS DUE NOW!! WELCOME TO CITRUS TRAIL OF CITRUS GLEN, A COUNTRY CLUB LIFESTYLE IN A FAMILY-FRIENDLY COMMUNITY SETTING.

Design: View: POOL
Const: CBS WtrFrnt: NONE
Unt Desc: Secur:
Roof: S-TILE Mmbrsh:
Floors: CERAMIC TILE Cool: CENTRAL, ELECTRIC
Frnsh: UNFURNISHED Heat: CENTRAL, ELECTRIC
Dining: FORMAL, EAT IN KITCH, BREAK AREA Utilities: ELEC AVAIL, PUBLIC WATER, PUBLIC SEWER CABLE
Gst Hse: Boat Service:

MBR/MBath: SEPSHOWER, SEPBATH, DUAL SINKS , MST BR GRND Spec Info:
Rooms: FAMILY, DEN Restrctn BUYER APPRV, INTERVW REQ, PET RESTR

Window/Trmts: Window/Trmts:
FeelIncl: COMMON AREA, LAWN CARE

Equip/App: REFRIGERATOR, RANGE, DISHWASHER, MICROWAVE

Private Pool: Inground
Parking: ATT GARAGE
Lot Desc: ZERO LOT
MH Features:
Subdv Info: POOL, TENNIS, CLUBHOUSE, EXER ROOM
Interior: VOL CEIL, SPLIT BEDRMS, ROMAN TUB, WLK IN CLOS, PANTRY, FOYER, W/D HOOKUP
Exterior: OPEN PATIO, COVRD PATIO, SHUTTERS

Show: APPT ONLY Taxes: CITY / CO DOM:
Poss: AT CLOSE, FUNDING Terms:CASH, CONVENTIONAL Byr Orig: CDOM: 0
Pending Date: Closing Date: SP: Terms:

Type of Contingencies: Selling Agent:
Addenda Remarks: Selling Office:

THIS LOVELY COURTYARD HOME OFFERS SOARING CEILINGS IN A BEAUTIFUL OPEN FLOOR PLAN WITH OVER 2,400 TOTAL SQFT. THIS HOME OFFERS A SEPARATE MOTHER-IN LAW SUITE OR OFFICE ALONG WITH A PRIVATE POOL AND PATIO. CITRUS GLEN IS LOCATED IN BOYNTON BEACH, FL AND IS CLOSE TO PUBLIC SCHOOLS, A LARGE VARIETY OF RESTAURANTS AND SHOPPING CENTERS AND JUST A 10 MINUTE RIDE TO THE BEACH. INSIDE CITRUS GLEN YOU WILL FIND LIGHTED TENNIS COURTS, A HEATED COMMUNITY POOL AND SPA FOR YEAR ROUND USE AND A CLUBHOUSE THAT YOU CAN USE FOR FAMILY PARTIES, WEDDINGS OR JUST SITTING DOWN WITH FRIENDS TO ENJOY A CARD GAME. THER IS ALSO A SMALL FITNESS ROOM WHERE YOU CAN TAKE ADVANTAGE OF THE WORKOUT EQUIPMENT...WELCOME TO PARADISE! DON'T MISS YOUR OPPORTUNITY TO PRICE YOUR HOME!!