

US BANKRUPTCY COURT DIRECTS IMMEDIATE SALE

A Coveted Lifestyle That Will Inspire You!

PARADISE VALLEY MAGNIFICENT TUSCAN ESTATE



MINIMUM BID: \$3.7 MILLION

9403 North 55th Street, Paradise Valley, AZ 85253

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Don't miss this opportunity to name your price!

A fantastic location providing all of the fabulous reasons to live in Paradise Valley!

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\$3.7 MILLION**

THE GRAND SCALE

This elegant yet comfortable 12,200 sq. ft. villa is sure to impress. Located in Hidden Paradise, a gated community, and backing to Camelback Golf Course, this property boasts an incredible floorplan with great traffic flow. It is equally impressive as it is versatile.

A mix of voluminous and intimate, formal and informal living spaces throughout lend themselves perfectly to relaxing, entertaining or recreation and include a two-bedroom casita.

LIVING SPACES

Beautiful natural light radiates throughout the home, which exemplifies quality and craftsmanship.

The inviting and well-appointed master suite is a living sanctuary unto itself. Three additional bedrooms are inviting and share a wing with its own game or study room. There is a paneled library or home office suite, an all-level elevator and a four-car garage. The two-bedroom casita provides numerous options for family, friends and caretakers.

ENTERTAINING

For entertaining, this is a knockout. For formal entertaining the reception foyer, living room and dining room are sure to impress. When entertaining is casual, guests can gather in the massive kitchen with its hand carved and finished cabinets, opening to the family room, bar and casual dining areas.

When indoor recreation is the plan, the lower level with its high ceilings and outdoor courtyard, provides a large theater with hand painted, lit ceiling, 300-bottle wine tasting room and game room.

OUTDOOR LIVING

Entertaining continues outdoors on almost two magical acres with impeccably-designed hardscapes and landscaping with fruit trees, multiple pergolas, courtyards with fountains and fireplaces exuding elegance and peacefulness.

The swimming pool, spa, covered kitchen and fireplaces are designed to enjoy gorgeous mountain, golf course and city light views.

VIEWING DATES & TIMES:

**1:00-4:00 PM
November 4, 12, 19, 25
& December 2**

This is a gated community. Please call 312.278.0600, extension 101 to view the home.

SEALED BID DEADLINE:

Sealed bids are due on or before 3:00 PM MST, December 7, 2017, and delivered to Michael A. Fine, CCIM, CAI, AARE, Fine & Company LLC, 747 Lake Cook Rd., Suite 100W, Deerfield, IL 60015

CERTIFIED FUNDS

**REQUIRED TO
BID: \$50,000**

BIDDER'S INFORMATION PACKET:

A detailed bidder's information packet has been assembled and contains detailed information related to the property, the auction, and the Terms of Sale. The cost of the Packet is \$40.00. The purchase of a Packet is required to participate in the auction.

TERMS OF SALE:

This auction is being conducted subject to the Terms of Sale as stated in the Bidder's Information Packet and the Purchase and Sale Agreement.



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BUYER'S PREMIUM:
A 7% buyer's premium will be added to the final high bid price per the Terms of Sale.

BROKER PARTICIPATION INVITED:
A 2% referral fee based on the bid price will be paid to the REALTOR®/Broker whose registered buyer closes on this property based on the Terms of Sale. Please refer to the Buyer/Broker registration requirements in the Terms of Sale contained in the Property Profile on our website for requirements to register.

DISCLAIMER:
The Seller and Auctioneer and their agents assume no liability for inaccuracies, errors, or omissions in the auction marketing materials, including the Bidder's Information Packet. ALL ACREAGE, SQUARE FOOTAGE, DIMENSIONS, COMMON AREA FEES, REAL ESTATE TAXES ARE APPROXIMATE. All

materials are subject to inspection and verification by all parties relying on them. This offering is subject to prior sale and may be withdrawn, modified, or canceled without notice at any time. This is not a solicitation or offering to residents of any state where this offering is prohibited by law.

DECEMBER 5 • REAL ESTATE
AUCTION



AMERICA'S REAL ESTATE AUCTIONEER
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PO Box 1588, Deerfield, IL 60015

(312) 278-0600

www.fineandcompany.com

In cooperation with: John A. Weaver, Arizona RE Broker #SEO10470000



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MAGNIFICENT TUSCAN ESTATE**
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**A SPECTACULAR & LUXURIOUS MANSION
ON CAMELBACK GOLF COURSE!**



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