

AUCTION

October 5th 2008 at 1:00PM

**FANTASTIC BRAND NEW MODEL HOME BUILT
BY CASSAVIA ESTATE HOMES IN
ANGUS, ONTARIO!**

“A HOME TO BE PROUD OF!”



When you want your

Real Estate sold yesterday!®

148 York St., Suite 218
London, Ontario N6A 1A9
1.519.672.6604 or 1.877.672.6604

www.northamericanauctioneers.com

BIDDERS INFORMATION PACKAGE

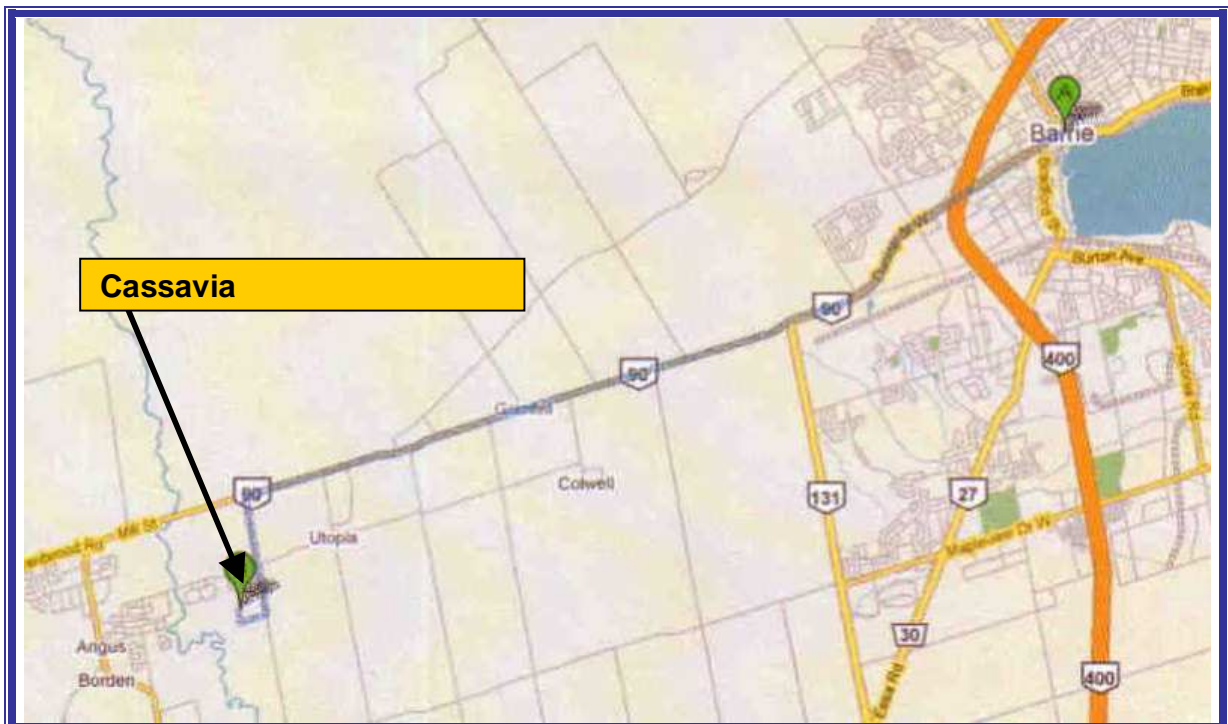
For
The Home Buyers And Sellers Expo
Cassavia Estate Homes
Lily Model Home Auction

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DIRECTIONS

From downtown Barrie take Dunlop Street West also known as Highway #90 approximately 10 km to 5th line. At 5th line turn left and follow to Golden Gate drive. Turn right on Golden Gate drive and follow around until it becomes Maplewood Drive. Watch for the Cassavia Estate Homes Model homes on the left hand side.



PROPERTY INFORMATION SUMMARY

Cassavia Estate Homes Lily Model Located on Lot 27 Maplewood Drive

PROPERTY DETAILS

Location, location, location! This beautiful home is located directly beside the park and School lands. No other homes will block the sun from shining through your windows with this home. Watch your kids walk to school or play in the park from the porch or right in your own livingroom. This fantastic new home is 1240 ft/2 on 2 floors with 3 bedrooms on the second floor and bathroom. Attached garage, and private good sized private drive. There's plenty of room for deck in the backyard. Great schools and close to everything. Don't miss this opportunity! Go to www.casaviaestatehomes.com for a virtual tour of this Cassavia home and more information.

**Taxes: \$ call for
tax info**

**Heating:
Forced Air Gas**

- Solid new 2 storey model home years ago
- Three Bedrooms on the second floor
- Beautiful Master suite with large windows and walk in closet
- Upgraded ceramic, laminate and carpeting
- Great modern kitchen
- Large eating area with patio doors to yard
- Family room has large window and built in speakers
- single garage with insulated door

Welcome Home



Living Room



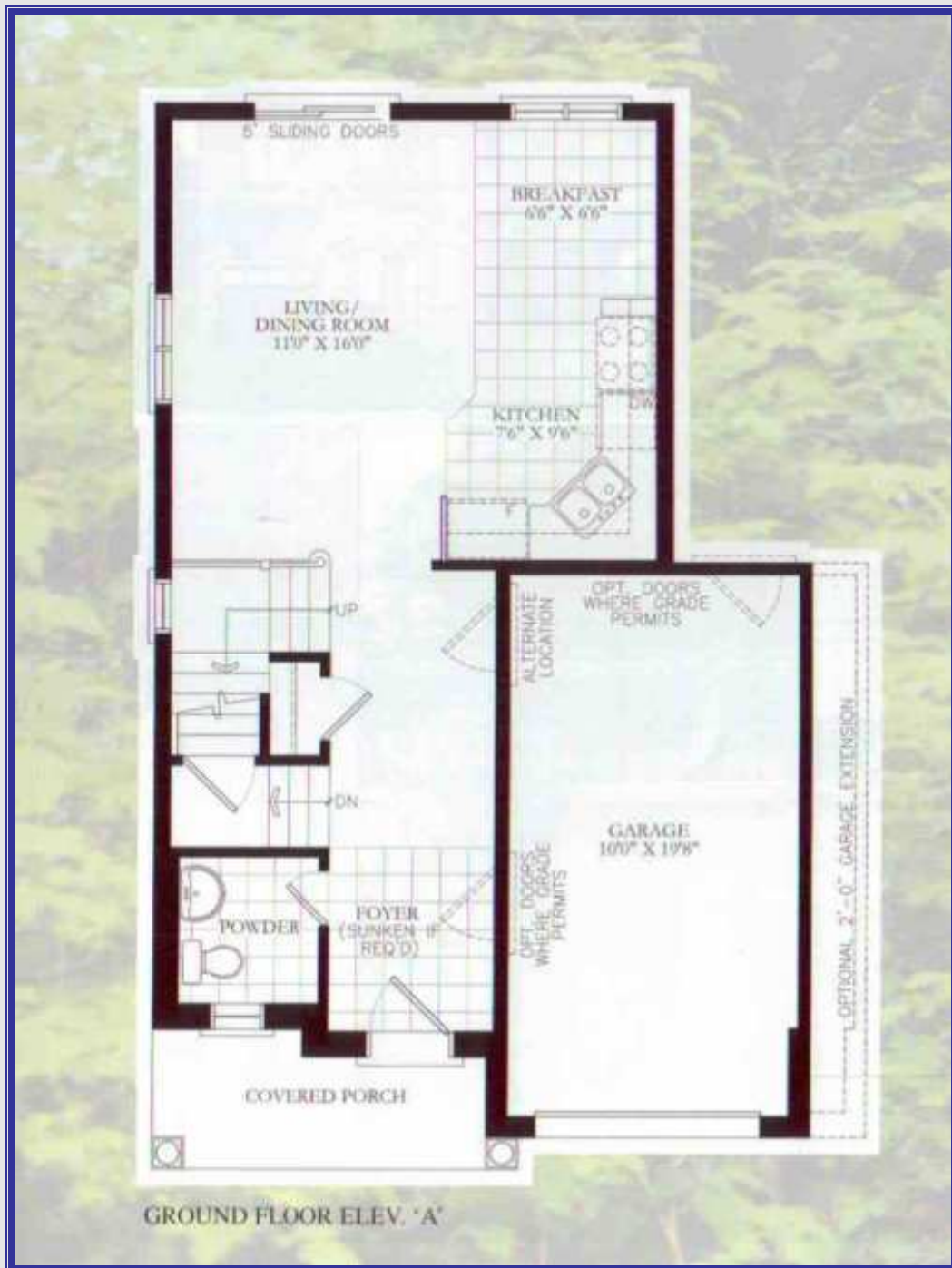
Kitchen



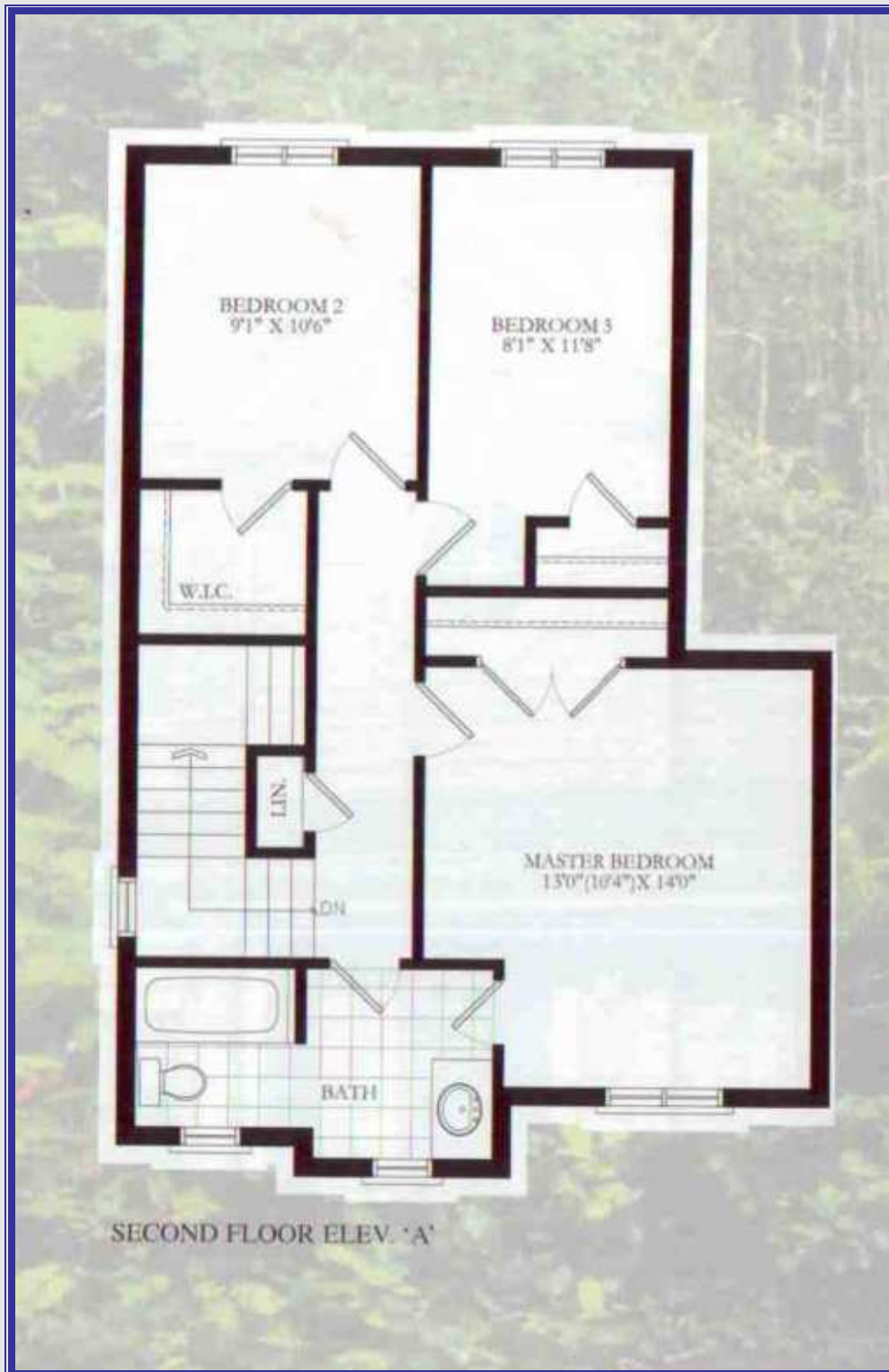
Master Bedroom



Main Floor Layout



Second Floor Layout





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BIDDING INSTRUCTIONS/LEGALITIES

1. This auction will be completed by an open bid process. This means that you will have an opportunity to show your participation, after registering, by gesturing with your card or hand, as bids are being called by Auctioneer.
2. To register for the auction, simply attend the Home Buyers and Sellers Expo in Toronto on either the 3rd, 4th, or 5th of October. Go to the Cassavia Estate Homes Booth and ask to be registered for the auction. You can also register for the auction at the Cassavia building site in Angus. At auction you will receive your bidders number at the Cassavia Estate homes booth.
3. **SHOULD YOU BE THE LUCKY HIGH BIDDER AT THE AUCTION YOU WILL BE REQUIRED TO DEPOSIT \$1000.00 TO CASSAVIA ESTATE HOMES AND SIGN AN AGREEMENT OF PURCHASE AND SALE.**
4. Your financing approval **SHOULD** be in place prior to the auction, although there will be a finance condition in the offer should you not have financing already arranged.
5. Closing for the property can be 15-90 days after auction date.
6. Should you be the winning bidder, the \$1,000.00 deposit will be deposited into a non interest bearing trust account and applied to the purchase price on closing.
7. The Buyer acknowledges that there is a full Tarion warranty with this home that will be transferred to the new owner on closing
8. Should the property not be pronounced **SOLD** at the auction, the Seller/s may accept or counter any written offer from the highest bidder.
9. Announcements made by the Auctioneer from the podium, will take precedence over any printed material.
10. All liens will be removed from the property giving buyer free and clear title, other than normal covenants or easements on closing.
11. The Auctioneer has not verified any measurements or values supplied by the Seller.
12. You may conduct an arranged property inspection by contacting North American Auctioneers for an appointment or by visiting Cassavia Estate Homes site in Angus, Ontario.
13. Each bidder has an opportunity to visit the site and must satisfy themselves by personal examination as to the condition of the property. No claim whatsoever shall be allowed at any time after submission of the offer.



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BIDDER REGISTRATION FORM

In accordance with the Terms and Conditions stated in the Bidder's Information Package, I _____ hereby set forth my Offer and Promise to Pay, for the property known as:

CASSAVIA ESTATE HOMES MODEL HOME PART LOT 27, MAPLEWOOD DRIVE, ANGUS, ONTARIO

I/we further acknowledge that unless I/we have submitted this offer in conjunction with a Brokerage Registration Form, I/we will be provided with Customer Service only, by the Auctioneer, who will not be my/our representative in the Agreement of Purchase and Sale. I/we will represent my/our own interests for this transaction.

I/we have given my/our deposit of: One Thousand Dollars (\$1,000.00) in the form of: _____.

I/we would also like to have the opportunity to complete the purchase, if for some reason the accepted bidder does not complete the transaction ____ (Y/N).

Name(s) _____

Address _____

Phone numbers _____

Date _____ Signature(s) _____

If you have questions regarding any of the material supplied in this Bidders package or items that may have been missed, please call or contact our office at 877-672-6604 or 519-672-6604 or email us at auction@execulink.com