



Sparks 11705 Eagle Peak Drive

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LIVE AUCTION! Bidding to start from \$420K! One of the biggest lots in Pebble Creek, this home has all the upgrades everyone wants! The front yard was fully xeriscaped with \$50k worth of plants, creek beds, pavers and well placed mounds for incredible curb appeal. As you walk to the home over stamped concrete and pavers you enter the home with new wood flooring, incredibly soft carpet and tall ceilings. Just past the front door is a separate family room and on the other side a formal dining room, and So Much More.. Come Check out this Amazing opportunity.

AUCTION

The Grove 10/27/2015 at 6:30 pm
Bidding starts from \$420,000



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Harcourts NV 1



Open House Schedule

October 2015

Sunday, October 4: 9:00am - 11:00am

Wednesday, October 7: 4:00pm - 6:00pm

Sunday, October 11: 11:00am - 1:00pm

Wednesday, October 14: 4:00pm - 6:00pm

Saturday, October 17: 12:00pm - 2:00pm

Wednesday, October 21: 4:00pm - 6:00pm

Saturday, October 24: 12:00pm - 2:00pm

Auctions redefined the Harcourts Brady & Co Way

Australia's Top Real Estate Auctioneer, Ben Brady transferred from Australia to California in early 2014 to develop and launch the auction platform Brady & Co Auctions within the expanding real estate franchise, Harcourts USA.

The Auction platform is a division entirely unique to Harcourts USA delivering a level of service, support and training that is unable to be offered by any other real estate franchise in the US.

As a leading auction company throughout Australasia, the Brady & Co Auction team has been responsible for calling auctions, negotiating, and selling more than \$4billion worth of property using the auction process, over the last 5 years.

What does this mean for buyers of real estate?

Harcourts USA is now able to offer the most dynamic opportunity for buyers to purchase property in a completely transparent and genuine public forum.

Our primary goal at Brady & Co Auctions is to deliver both sellers and buyers a unique and informed process focused entirely on a transparent transaction, conducted by sales agents who have in-depth knowledge and a comprehensive understanding of the auction process.

For more information on Harcourts unique auction process reach out to Auctioneer or email auctionsnv@harcourtsusa.com

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Harcourts NV 1

Overview of Auction Terms

Property/Auction Day Directions

95 Foothill Road, Reno, NV 89511

Real Estate Deposit Requirements

An original cashiers check will be required on the day of auction in order to register to bid, in the amount of \$4,000.

Absentee Bidders

Bidders who are not able to attend the auction, can have a friend, agent or relative attend the auction and bid on their behalf. Alternatively the bidder may bid over the phone and have a Harcourts representative convey their bid.

Email auctionsnv@harcourtsusa.com to request an absentee bidding form.

Completed forms must be returned via email to auctionsnv@harcourtsusa.com 24 hours prior to auction day for seller approval.

Real Estate Closing

Balance of the purchase price is due at closing which shall be on or before 30 days after auction date.

Buyer Premium

No buyer premium is required to be paid by the buyer. What you bid is what you pay.

Real Estate Conditions

The property will be sold in "AS-IS" condition. All information in this brochure and otherwise disseminated was derived from sources believed to be correct but is not guaranteed. All property dimensions are approximates only. Buyers shall rely entirely on their own information, judgment and inspection of the property and records. The buyer is to verify all information prior to the auction.

All announcements made from the auction block will take precedence over any previously printed material or any other statements made. The Auctioneer & Broker represents the Seller in this Real Estate transaction. The Seller shall provide a copy of prior Title Insurance Policy or a Title Insurance Commitment. Seller will deliver property at closing 'free and clear of liens and encumbrances. Buyer will pay all closing costs. Seller to choose all services including title and escrow.

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Excellence through passion. Defined by results.