
Villa Del fiume -- Outbound Email Letter

***Attention Luxury Home Buyers &
Exclusive High-End Brokers:
Important Auction Announcement!!!***

That's right, you read the subject line in your email correctly! Whether you're a broker who knows a buyer or if you're a buyer yourself, **you can practically steal a custom Mediterranean-style villa at pennies on the dollar.**



19681 Loxahatchee River Rd, Jupiter, FL 33458

Imagine, a 12,000 square feet, 5 bedroom, 8.5 bath estate home perched perfectly on 1.7 acres of exquisitely manicured grounds overlooking the widest part of the acclaimed Loxahatchee River in Jupiter, Florida. This multiple award-winning home also includes a beautifully appointed two bedroom, two bath 1,200 square feet guest home complete with its own covered porte cohere and enclosed two car garage.

Now here's where it gets really interesting. **This exquisite one-of-a-kind estate can be snagged at nearly 40% below its former appraised value of \$7.2 million.** So how much is that? We'll do the math for you.

You or your buyer prospect(S) could conceivably get the keys to Villa Del Fiume , which means "River Villa" in Italian, with an opening bid of \$4.5 million.

Now, that might sound like a lot of money, and it is. But if you consider the extraordinary value inherent in this property, a home that was custom designed and built in 1998 by the

family of British Billionaire, Malcolm Healey, and then later purchased in 2001 by the present owner, a British dot Com mogul, Stuart Lawley, the 338th richest man in England, you'll realize **this could very well be the best and smartest investment you or your buyer prospects can garner through the unfortunate circumstances of the current owners.**

Why is this home on the market for such a low price? Simple.

A divorce and court order are forcing this sale and that means that aside from the attorneys, you could be the big winner!

Whether you are a buyer, or a broker, someone is going to be very happy when that gavel goes down three times in their favor, and that can be you, or one of your buyer prospects.

Click here right now to go to the site to see more information about Villa Del Fiume www.continentalrealtyauctions.com

Not convinced yet of the incredible value this one-of-a-kind home offers, then read on --

Live the Florida Lifestyle to the Max

If you love the Florida lifestyle this home is definitely for you, whether you make it your primary residence, or even if it's your second or third home. **From fun and festive, to formal this home is remarkably casual, yet elegant.** Regardless of the type of entertaining you do, Villa Del Fiume is a remarkable home that will always make you feel warm and inviting.

If you're a boater, you'll love Villa Del Fiume. With 160' of frontage on the Loxahatchee River and a 125' dock, it's a great place for your boat. **Whether you simply love cruising or even if you prefer sport fishing** you're only 2.8 miles from direct access to the ocean and that means in merely minutes you can be chumming the water for some of the best fishing in the country.

If golf is your thing, then you'll definitely love Villa Del Fiume.

Jupiter is not only home to some world-class golf courses; including the world-famous private-equity Jack Nicholas "Bear's Club.**but it is also home to world-class golfers Tiger Woods, Gary Player and Greg Norman .** Within less than fifteen minutes of your driveway you could be on the fairway of no less than 88 golf courses – 71 private courses, 10 of which are award-winning and 17 public courses, 2 of which are award-winning including the renowned Golf Club of Jupiter.

A Luxury Estate Like this is not going to last. It's going to go Fast.

Consider this, upon the completion of the home, Villa Del Fiume earned the recognition of the building and design industry by winning the most prestigious top three awards by the Gold Coast Builders Association.

- "Best Design for homes over the \$1.5 million category"
- "Best Pool and Landscape Design"
- "Best Interior Furnishing"



If you're a broker you're going to want to get this to your prospects quick. And if you're a buyer you're going to want to take a look at this home even quicker.

At the opening bid offer of only \$4.5 million for this one-of-a-kind home that was originally built for the family of British Billionaire Malcom Healey, the founder of the mega-kitchen cabinet company, Mills Pride, you can be assured this property is virtually unmatched in its custom features and extraordinary finishing touches.

So go ahead, right now just click on www.continentalrealtyauctions.com website and see the tremendous list of absolute exceptional accoutrements included in Villa Del Fiume, truly a one-of-a-kind luxury waterfront estate home.

If you are a buyer and you've been waiting for the extra-special property to steal to invest in or live in, this is it. If you are a broker whose been scouring the market to present to that special buyer you've have squirreled away in your pocket, now is the time to make the call, this is the property that will bring your buyer(s) to the table.

Call the auction hotline right now -- 800 – 577-7004 to register to attend what will prove to be an incredible event on Saturday, April 19th at 1:00 PM.

Sign up now, do not delay, this is a rare opportunity to be part of something extra-special, this is truly a once-in-a-lifetime opportunity to be able to live like British royalty.

And, to make matters even more interesting and exciting, this auction will be broadcast live via a streaming video that will be simulcast with open bidding online to a world-wide internet audience.

We look forward to hearing from you, and better yet seeing you at Villa Del Fiume on Saturday, April 19th at 1:00 PM.

Good luck and good bidding,

Les Bryant, Broker/Auctioneer
Continental Realty Auctions
Phone Direct: 239-572-3173

HR Elsaesser, Broker Associate/Auctioneer
Illustrated Properties Real Estate, Inc.
561-301-0711

Auction Hotline for Registration: 800-577-7004

www.ContinentalRealtyAuctions.com – for immediate online registration, and download brochure with terms and conditions and broker participation agreement. 10% Buyer's Premium. Broker participation encouraged. View the special **Buyer and Broker Opening Bid incentive program**.

Special Links:

Auction Brochure http://www.continentalrealtyauctions.com/downloads/Villa_de_fiume_Brochure%20single%20pages.pdf

Terms and Conditions

http://www.continentalrealtyauctions.com/downloads/Terms%20%26%20Conditions_Lawley.pdf

Buyer/Broker Incentive Program

<http://www.continentalrealtyauctions.com/downloads/Bidder%20Registration%20%26%20Opening%20Bid%20Form.pdf>

Property Slide Show

http://continentalrealtyauctions.com/Slide_Show.html

< Serif Body: Font: Sans MS html>< Serif Body: Font: Sans MS html>
