

SUSAN GADDIS (727) 403-9070 www.susangaddis.com

CONDOS/TOWNHOMES:

736 Island Way #106 - Spectacular Waterfront! Approx 1,920 Sq Ft. Updated Condo w/ Dressed Boat Slip & NEW 10,000 pound Boat Lift! 2/2 with Den, AMAZING WATER VIEWS of Manatee Channel, Inter coastal & Gulf access! **\$348,900**

***320 Island Way #304 3/3, 1,700 sq. ft., 3 lvl in-law w/hd pool/hot tub access. Large 2 car gar. \$264,900!**

8 Bellevue Billmore - NEW LISTING! direct water views from this large 2 bed/2 bath condo at Bellevue Billmore, ready for immediate occupancy. Only **\$299,000**

31 Island Way #404 - 2 bed/2 bath, direct water views, 1420 sq. ft. **\$179,900**

400 Island Way #106-Cor. unit 2/2 with 1,390 sq. ft., patio pool, hot tub, covered parking. Updated. **\$199,000**

298 SKIFF POINT - 2 bed/2 bath, 1400 sq. ft., wet bar, balcony with water view, pool, large laundry room, low maintenance fees. Only **\$179,900**

***51 Island Way #1008-1/1, Waterfront.** Tiled flrs, renov. bath, newer appls, boat slip/\$65. **\$165,000**

\$\$\$ INCOME PRODUCING/MULTI-FAMILY \$\$\$:

3075 Les Altes Dr. Unbelievable Money Maker, affluent Belleair Bluffs Location. 1 block from beach. All updated in Oct. 2010. 5 UNIT COMPLEX - COMPLETELY RENTED. **\$399,900!**

***252 Dolphin Pt Rd** - Million \$\$\$ view, waterfront triple on Island Estates. Great investment opportunity 3 units fully rented. **\$799,900**

HOMES (Single Family Homes):

(NEW LISTING) 7800 Causeway Blvd. S. Waterfront home with 3/2/2 car garage. Water view! Open Kitchen w/above cabt/office. Balcony overlooks Intracoastal. Lovely contemporary home on huge lot. **\$549,000!**

***673 Snug Island** - 3 bed/2 bath - Island Estates waterfront, heated pool - spa, dock, boat lift, tiled roof, new w/c, tiled flooring. **\$575,000, lease - \$2750/month - WOW! - Won't last long!**

101 Sunburst Ct. WATERFRONT 5 bed/4.5 bath - 2 story home with 3,249 sq. ft. located on a huge spacious lot. Needs TLC but endless possibilities! Make this home yours! Dock-Slip Dressed, heated pool, beautiful Intracoastal View! SHORT SALE.

1607 Sunset Dr. - 3/2.5 Nice home with 1958 sq ft & swimming pool with deck - located close to downtown Clearwater & the beaches. SHORT SALE - **\$199,000**

Prestigious Harbor Oaks Location - Upgraded home with charm & character maintained. Call today for private showing. **\$335,000**

"Everything I Touch Turns To Gold" Call or Email to Register for Foreclosure Updates.

***PRICE REDUCED PROPERTIES**

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WILLER WILLIAMS

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Luxurious Condos and Penthouses at Station Square to Cross the Auction Block

CLEARWATER - Living the resort lifestyle in sunny Florida is about to get much more affordable! On Saturday, March 19, 25 gorgeous condominiums at Station Square in Clearwater will cross the auction block, tempting homebuyers with ultra low starting bids. The auction to be conducted by international real estate investment and services firm Kennedy Wilson (NYSE:KW), has already created a buzz far from its south Florida location among "snowbirds" looking to feather their nests in cozy, classy Clearwater.

Responding to national and international interest in this auction, Kennedy Wilson has set up a specially designed auction web service portal for registered bidders who may be unable to attend in person but still want to participate. The auction web service portal puts online bidders in a virtual front row seat where they can take in all the auction action from any location, no matter how remote.

The 25 condominiums up for auction at Station Square include 22 one- and two-bedroom homes with original asking prices ranging from \$255,000 to \$660,000. At the March 19th auction, these beautiful homes feature starting bids as low as \$50,000! In addition, three penthouse condominiums originally priced from \$971,000 to \$1,055,000 will now carry starting bids of from just \$150,000 to \$225,000. These exceptionally low starting bids offer homebuyers a once-in-a-lifetime opportunity to realize huge savings on prime urban Clearwater residences!

Beverly Hills CA-based Kennedy Wilson is a recognized leader in the auction industry, conducting hundreds of real estate auctions across the U.S. and Canada each year. "Station Square offers residents a wealth of amenities, recreational activities and luxury lifestyles," said Rhett Winchell, president of KW Auction Group. "It's an ideal place to enjoy Florida at home, business or play," continued Winchell, "and best of all, the low, low starting bids at the March 19th auction are a unique opportunity to step up to Florida-style living at a surprisingly affordable price."

Station Square is located in the heart of downtown Clearwater, just steps away from the city's famed sandy beaches. All 25 homes are situated in a stylish, 16-story tower overlooking the lush landscapes and bustling activity of Cleveland Street. A rooftop oasis featuring a heated swimming pool, spa and state-of-the-art fitness center, and a covered recreation deck and BBQ facilities is the ideal spot to relax and renew after the workday ends. Whether the goal is year-round coastal living or a seasonal getaway from winter's chilly grip, the contemporary condos at Station Square offer homebuyers exquisite resort lifestyles with upgraded amenities amid peaceful, tree-lined streets in one of Florida's leading destinations.

Bright, roomy interiors offering up to 2,825 square feet of coastal living space feature dramatic volume ceilings, gourmet kitchens with sleek granite counters, and ample windows that let in Florida's famous sunshine. Some units come with view-centered balconies, while all residents have easy access to ground floor retail shops, private entrances through a common elevator lobby and an access-controlled, multi-level parking garage.

Successful bidders at the March 19th auction at Station Square can choose from a range of excellent financing programs offered by Americor Mortgage/Vacation Finance Home Loans Auction day purchasers are also eligible for a special incentive. Under the terms of this incentive, buyers who obtain financing through Americor Mortgage/Vacation Finance Home Loans and who close escrow within 30 calendar days of the auction will be credited \$2,500 towards non-recurring closing costs (based on lender guidelines) by the seller at the close of escrow.

Kennedy Wilson's eagerly anticipated auction for 25 condominiums (including three penthouses) at Station Square will begin at 12:00 p.m. on Saturday, March 19 at the Clearwater Beach Marriott Suites on Sand Key (1201 Gulf Boulevard, Clearwater Beach.) Registered participants are

AUCTION

25 Contemporary Condominiums

Clearwater, Florida · Saturday, March 19th



Starting Bids from \$50,000

Originally Priced up to \$1,055,000

Up to 2 Bedrooms/2.5 Baths
Up to 2,825 Sq. Ft.

- Coastal Urban Location
- Ideally Situated Near Popular Shopping, Dining & Entertainment Destinations
- Pool Deck with Rooftop Lounge
- Onsite Clubhouse & Fitness Center

Auction Information Office
Open Daily 10-5
628 Cleveland Street, # 607
Clearwater, Florida 33755

For A Brochure ■ **StationSquareAuction.com** ■ 800.522.6664

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"Heal" Like A Natural Woman
Attend one of our March Workshops

FREE Webinar: Top 5 Ways to Heal Like A Natural Woman
Tue., Mar. 15 at Noon & 6 pm

HerbalWise Solutions for Women's Health
Sun., Mar. 20, 10 am-Noon (St. Pete)
Thu., Mar. 24, 7:30-9:30 pm (Lutz)

HerbalWise Solutions for Menopause
Sat., Mar. 19, 4-6 pm (St. Pete)

HerbalWise Medicine Making for Women's Health
Sun., Mar. 13, 2:30-5:30 pm (Lutz)
Mon., Mar. 21, 6-9 pm (St. Pete)
Wed., Mar. 23, 1-4 pm (St. Pete)

For workshop locations, descriptions and registration information:
727-384-HERB
info@herbalwise.us.com
www.HerbalWise.us.com

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Featuring:

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