

TowneClub  
on berckmans

Adjacent To Augusta National



TowneClub  
on Berckmans

414 Berckmans Road  
AUGUSTA, GA

Within walking distance to  
Augusta National, Gate 9

*Surrounded by more than  
15 golf courses in the area!*

Close to MEDICAL  
COLLEGE of GA

## DEVELOPER CLOSE-OUT AUCTION

51 Residential Condominiums

11 of which sell **ABSOLUTE**...NO Minimums,  
NO Reserves • High Dollar Buys Regardless of Price!

**SATURDAY - DECEMBER 4**  
**1:00 pm - Selling OnSite**

**EXCELLENT FINANCING AVAILABLE**

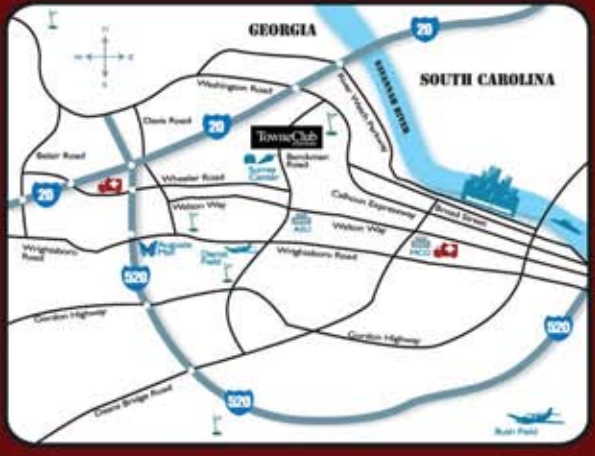
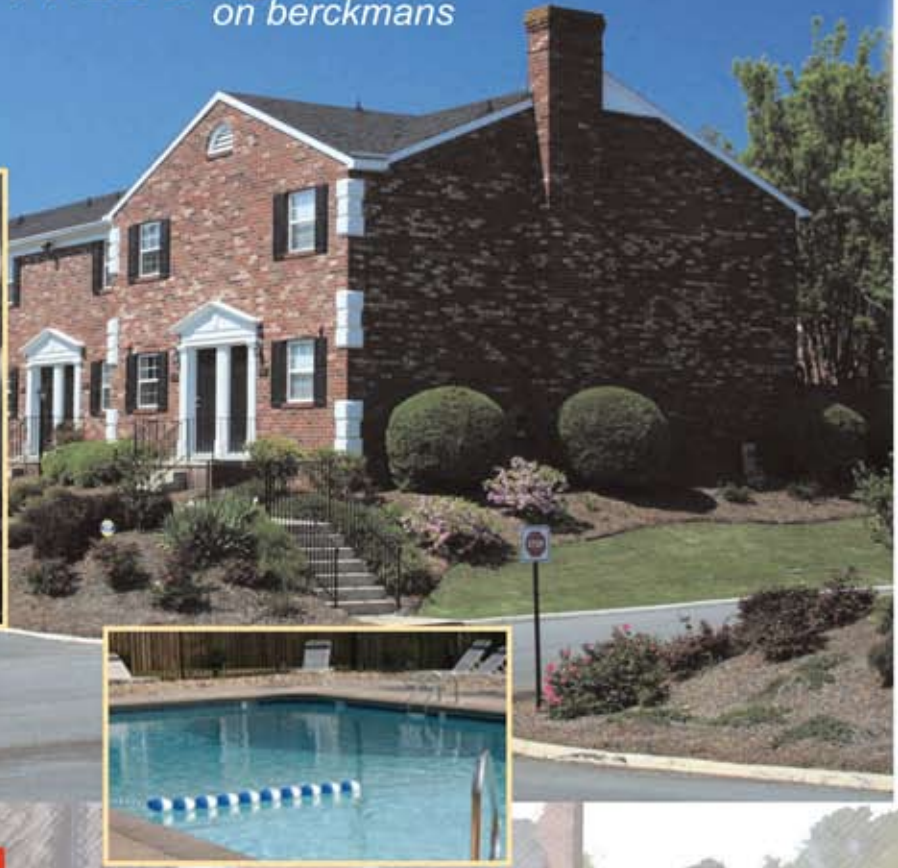
 **Sperry Van Ness**  
INTERSTATE AUCTION CO. INC.

In cooperation with  
Sherman & Hemstreet Real Estate Company

**404-303-1232** (ext. 30)  
**www.svniac.com**

# TowneClub

on berckmans



## Location LOCATION Location

### ABOUT THE AREA

- ON-SITE AMENITIES** include:
- Gated Community
  - Patio with gas grill
  - Business Center
  - Hospitality Pavilion
  - Fitness Center
  - Pool

- **AUGUSTA NATIONAL**, Within walking distance to the Augusta National Gate 9!
- Many upscale restaurants within a mile
- Close proximity to **MCG** and **Augusta State University**
- Boutique shopping at Surrey Center, within a mile

**Excellent Financing Available** Attractive Rates Subject to Loan Approval  
**Owner-Occupants:** Pay 5% down (No PMI) • **Investors:** Pay 25% down  
**CONTACT:** Danny Dambro, Mortgage Banking Officer, BBVA Compass Bank,  
 205-297-3414 or 205-612-3885 [Danny.Dambro@bbvacompass.com](mailto:Danny.Dambro@bbvacompass.com)

# 51 CONDOS AVAILABLE INCLUDING STUDIO AND 1, 2 & 3 BEDROOM

11 of which sell **ABSOLUTE**...NO minimums,  
NO reserves • High dollar buys regardless of price!

## Building Site Layout

### Coventry Road

10	2632 3BR	2633 3BR	2634 3BR	2635 3BR	2636 3BR	2637 3BR	2638 3BR	2639 3BR	2640 3BR	2641 3BR	2642 3BR	2643 3BR	2644 3BR	2645 3BR	2646 3BR	2647 3BR	2648 3BR	2649 3BR	2650 3BR	2651 3BR	2652 3BR	2653 3BR	2654 3BR	2655 3BR	2656 3BR	2657 3BR	2658 3BR	2659 3BR	2660 3BR	2661 3BR	2662 3BR	2663 3BR	2664 3BR	2665 3BR	2666 3BR	2667 3BR	2668 3BR	2669 3BR	2670 3BR	2671 3BR	2672 3BR	2673 3BR	2674 3BR	2675 3BR	2676 3BR	2677 3BR	2678 3BR	2679 3BR	2680 3BR
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### Berkshire Road

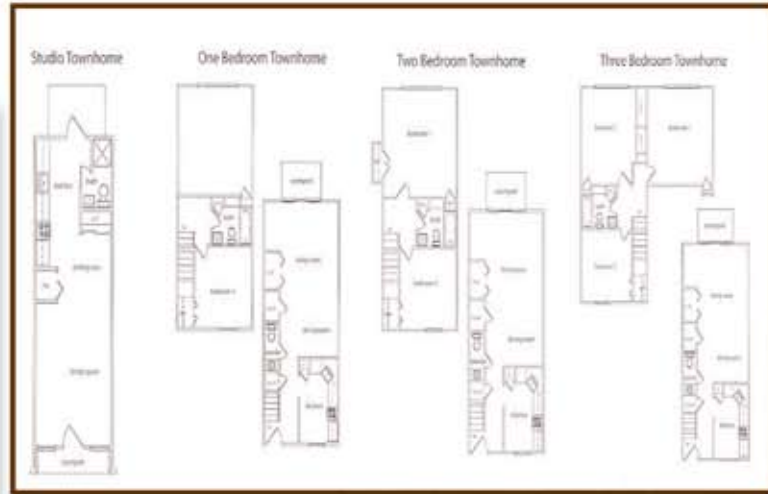
7	2651 3BR	2652 3BR	2653 3BR	2654 3BR	2655 3BR	2656 3BR	2657 3BR	2658 3BR	2659 3BR	2660 3BR	2661 3BR	2662 3BR	2663 3BR	2664 3BR	2665 3BR	2666 3BR	2667 3BR	2668 3BR	2669 3BR	2670 3BR	2671 3BR	2672 3BR	2673 3BR	2674 3BR	2675 3BR	2676 3BR	2677 3BR	2678 3BR	2679 3BR	2680 3BR	2681 3BR	2682 3BR	2683 3BR	2684 3BR	2685 3BR	2686 3BR	2687 3BR	2688 3BR	2689 3BR	2690 3BR	2691 3BR	2692 3BR	2693 3BR	2694 3BR	2695 3BR	2696 3BR	2697 3BR	2698 3BR	2699 3BR	2700 3BR
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### Glouster Road

4	2611 3BR	2612 3BR	2613 3BR	2614 3BR	2615 3BR	2616 3BR	2617 3BR	2618 3BR	2619 3BR	2620 3BR	2621 3BR	2622 3BR	2623 3BR	2624 3BR	2625 3BR	2626 3BR	2627 3BR	2628 3BR	2629 3BR	2630 3BR	2631 3BR	2632 3BR	2633 3BR	2634 3BR	2635 3BR	2636 3BR	2637 3BR	2638 3BR	2639 3BR	2640 3BR	2641 3BR	2642 3BR	2643 3BR	2644 3BR	2645 3BR	2646 3BR	2647 3BR	2648 3BR	2649 3BR	2650 3BR	2651 3BR	2652 3BR	2653 3BR	2654 3BR	2655 3BR	2656 3BR	2657 3BR	2658 3BR	2659 3BR	2660 3BR	2661 3BR	2662 3BR	2663 3BR	2664 3BR	2665 3BR	2666 3BR	2667 3BR	2668 3BR	2669 3BR	2670 3BR	2671 3BR	2672 3BR	2673 3BR	2674 3BR	2675 3BR	2676 3BR	2677 3BR	2678 3BR	2679 3BR	2680 3BR
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## KEY

- FINISHED, VACANT
- RENTED, Do Not Disturb Tenant
- UNFINISHED, VACANT, CAUTION
- SOLD, Do NOT DISTURB OWNER



# 4 FLOOR PLANS

Unique Design - Unique Opportunity

	ADDRESS	ABSOLUTE	BR	Previous Price	RENT	MO. DUES	PREFERENCE ORDER	NOTES/COMMENTS
VACANT FINISHED CONDOS	2623 Glouster Rd		3	\$119,900	Vacant	\$116		
	2624 Berkshire Rd		3	119,900	Vacant	116		
	2651 Berkshire Rd		3	119,900	Vacant	115		
	2680 Coventry Rd		3	119,900	Vacant	115		
	2640-A Coventry Rd		3	119,900	Vacant	103		
	2670 Coventry Rd		2	119,900	Vacant	102		
	2644 Coventry Rd		2	99,500	Vacant	88		
	2676 Coventry Rd		2	99,000	Vacant	88		
	2678 Coventry Rd		1	89,000	Vacant	68		
	2611-B Glouster Rd			Studio	65,000	Vacant	30	
RENTED CONDOS	2611-A Glouster Rd		3	119,900	900	93		
	2639-A Glouster Rd		3	119,900	800	103		
	2614 Berkshire Rd		3	119,900	400	109		
	2657 Berkshire Rd		3	119,900	850	115		
	2679 Berkshire Rd		3	119,900	800	115		
	2611-A Berkshire Rd		3	119,900	800	103		
	2639-A Berkshire Rd		3	119,900	825	103		
	2630 Coventry Rd		3	119,900	800	115		
	2642 Coventry Rd		3	119,900	800	103		
	2652 Coventry Rd		3	119,900	850	115		
	2641 Berkshire Rd		2	119,900	600	103		
	2643 Berkshire Rd		2	99,500	750	88		
	2645 Berkshire Rd		2	99,500	750	88		
	2647 Berkshire Rd		2	99,500	750	88		
	2675 Berkshire Rd		2	99,500	750	88		
	2636 Coventry Rd		2	99,500	700	88		
	2646 Coventry Rd		2	99,500	800	88		
	2672 Coventry Rd		2	99,500	750	88		
	2635 Glouster Rd		1	99,500	368	88		
	2621 Berkshire Rd		1	89,000	650	68		
2649 Berkshire Rd		1	89,000	700	68			
2650 Berkshire Rd		1	89,000	650	68			
2677 Berkshire Rd		1	89,000	650	68			
2631 Berkshire Rd		1	89,000	650	68			
2632 Coventry Rd		1	89,000	650	68			
2650 Coventry Rd		1	89,000	650	68			
2658 Coventry Rd		3	99,900	Vacant	115			
2668-A Coventry Rd	ABSOLUTE	3	99,900	Vacant	102			
2662 Coventry Rd		2	74,500	Vacant	88			
2664 Coventry Rd		2	74,500	Vacant	88			
2666 Coventry Rd	ABSOLUTE	2	74,500	Vacant	88			
2660 Coventry Rd		1	65,000	Vacant	68			
UNFINISHED CONDOS	2639-B Gloucester Rd	ABSOLUTE	Studio	35,000	Vacant	30		
	2612-B Berkshire Rd	ABSOLUTE	Studio	35,000	Vacant	30		
	2639-B Berkshire Rd	ABSOLUTE	Studio	35,000	Vacant	30		
	2642-B Berkshire Rd	ABSOLUTE	Studio	35,000	Vacant	30		
	2667-B Berkshire Rd	ABSOLUTE	Studio	35,000	Vacant	30		
	2611-B Berkshire Rd	ABSOLUTE	Studio	35,000	Vacant	30		
	2612-B Coventry Rd	ABSOLUTE	Studio	35,000	Vacant	30		
	2640-B Coventry Rd	ABSOLUTE	Studio	35,000	Vacant	30		
2668-B Coventry Rd	ABSOLUTE	Studio	35,000	Vacant	30			

Check [www.SVNIAC.com](http://www.SVNIAC.com) for MORE DETAILS & other important auction information  
MAKE PLANS NOW TO ATTEND THE AUCTION & BUY THE UNIT OR UNITS YOU WANT!



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Auction Held in cooperation with  
Sherman & Hemstreet  
Real Estate Company

DON'T MISS OUR  
Upcoming Metro  
**ATLANTA**  
Auction  
**December 8 - 16**  
Check  
[www.svniac.com](http://www.svniac.com)  
for details!

SATURDAY • DECEMBER 4 • 1:00 PM  
Selling OnSite: 414 Berckmans Road, Augusta, GA



# DEVELOPER CLOSE-OUT AUCTION

## 51 Residential Condominiums

11 of which sell **ABSOLUTE**...NO minimums,  
NO reserves • High dollar buys regardless of price!

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# TERMS & CONDITIONS

**SALE SITE, DATE & LOCATION:** All Properties Will Sell Onsite at TOWNECLUB on Berckmans, 414 Berckmans Road in Augusta, GA on Saturday, December 4th at 1:00 PM.

**INSPECTION:** Vacant condos can be inspected on Saturdays & Sundays, November 13, 14, 20, 21, 27, 28 from 1:00 till 4:00 P.M. AND on auction day, December 4, prior to the auction.

Occupied units may be inspected on Saturday, November 20 and November 27 and Friday, December 3rd from 1-4pm.

**AGENT FOR THE SELLER:** Sperry Van Ness®/Interstate Auction® Company (Auctioneer) are acting as exclusive agents for the Sellers.

**REAL ESTATE TERMS: OWNER OCCUPANTS** (Completed/vacant condos only) Five percent down payment, close in 30 days.

**INVESTORS:** (Rented and unfinished condos) Ten Percent down payment, close in 30 days.

Down payment will consist of \$1,000 cashier's check (payable to bidder) or approved check plus a personal or business check for the balance of the down payment. Closing in 30 days. 10% buyer's premium. See website for additional terms and conditions.

**BUYER'S PREMIUM:** A 10% Buyer's Premium will be added to the high bid price on each property to arrive at the contract price.

**GENERAL TERMS OF AUCTION:** Announcements made sale day take precedence over all other written matter. Conduct of the auction and increments of the sale shall be at the sole discretion of the auctioneer.

**ADDITIONAL INFORMATION:** Check our website: [www.InterstateAuction.com](http://www.InterstateAuction.com) for a copy of the Auction Purchase and Sale Agreement, Bidder's Affidavit, Condominium Disclosure, additional terms, and other important information.

**BROKER PARTICIPATION:** Broker participation is welcome based on the following terms: A 2% (two percent) commission based on the high bid on any property before adding buyer's premium will be paid to any qualified licensed Georgia Real Estate Broker whose prospect is the successful bidder at the auction and closes on the property. To qualify for the commission the Broker must register by mail, fax, or hand delivery the prospect's name and address on the broker registration form available at [www.InterstateAuction.com](http://www.InterstateAuction.com). The registration form must be signed by the prospect and the Broker, and must include the Broker's real estate license number. It must be received at the office of Sperry Van Ness® no later than 5:00 PM on the last business day preceding the auction. Broker registration must be confirmed by Auctioneer to be valid. **UNDER NO CIRCUMSTANCES WILL BROKER REGISTRATION BE ALLOWED ON THE DAY OF THE AUCTION.** In addition, to qualify for a commission, the Broker must also attend the auction and sign the Auction Real Estate Sales Agreement if their client is the winning bidder. Commissions to be paid only upon closing. A commission on a property will be paid only to the first broker registering a prospect. A Broker cannot act as a principal and a broker on the same transaction. See website for complete details.

**DISCLAIMER:** Auctioneer reserves the right to deny any person admittance to the auction. Auctioneer may refuse admittance to or expel anyone from the auction premises for any interference with auction activities, or any act or action which might be considered detrimental to the auction by the Auctioneer. All information was obtained from sources deemed reliable, however, Sperry Van Ness®/Interstate Auction® Company, auctioneers, sale managers and all their agents, Sellers and all of their agents, will not be responsible for any errors or omissions herein. Oral representations cannot be relied upon as correct. However, announcements made on auction days take precedence over all written matter. Offer void where prohibited by law. The auctioneers shall not be responsible or liable in any way whatsoever if any Seller fails to honor any bid or refuses to close on any contract which may result from this auction. Seller reserves the right to add or delete properties, to postpone or cancel the auction in whole or part, and to modify or add any terms and conditions either prior to or at the auction. Persons buying in the name of trusts, partnerships, corporations or with a power of attorney must have the authorizing documents examined and approved prior to the auction by a representative of the Seller. Information contained herein is believed to be accurate but is not guaranteed. Please check our website for additional information. All units subject to prior sale, withdrawal or cancellation by seller.

*Excellent Financing Available*

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