

Northwest Tucson Treasure **AUCTION**

Saturday, March 21st at 1:00 p.m.
2565 East Talante Canyon Place - Tucson, Arizona 85737

Previews: Sunday, March 1st, 8th and 15th - from 1:00 to 4:00 p.m. or by appointment.



No Minimum Opening Bid

Features:

- ◆ 6415 sq. ft.
- ◆ 4 Bedrooms, 7 Baths
- ◆ Separate Guest House & Studio
- ◆ 3-Car Garage
- ◆ Viking Kitchen with Granite Counters
- ◆ 4.2-Acre Lot



Located in a gated enclave of a few exclusive homes surrounded by Catalina State Park on Tucson's Northwest side, this home is perfectly situated on 4.2 acres to maximize privacy and spectacular views of Pusch Ridge in the Santa Catalina Mountains to be savored in every room. From the 25' foyer ceiling, the negative edge pool, the 360 degree infinity spa, and the privacy glass in the Master bath, you will appreciate the many amenities and architectural details that make this a truly unique home.

DVD is available upon request at www.thelarsencompany.com

THE LARSEN COMPANY
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Northwest Tucson Treasure
AUCTION
Saturday, March 21st @ 1:00 p.m.

Auction Information

Date:

Saturday, March 21st, at 1:00 p.m.
Registration begins at 12:00 noon

Location:

On-Site - 2565 East Talante Canyon Place - Tucson, Arizona

Directions:

500 ft. S. on Oracle Rd. from Tangerine, then E. through gate to property

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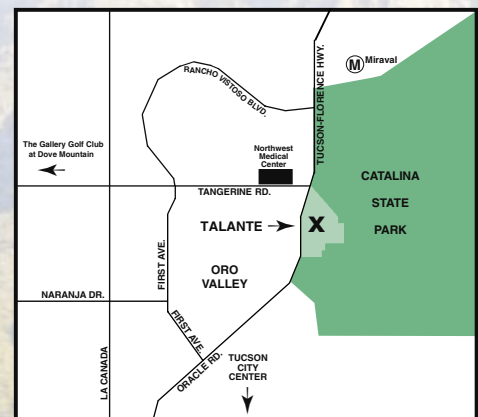
Terms:

A \$50,000 cashier's check is required to bid. The check should be made out to the bidder and shall become part of the down payment. Terms of purchase are 10% down on the day of sale. Balance due in 30 days. All earnest money is non-refundable. A 10% buyers premium will be added to the high bid amount to determine the contract price. Seller guarantees clear title of liens and mortgages. Property is sold "as is", "where is." Seller reserves the right to withdraw the property, to postpone or cancel the auction prior to the sale.

Broker Participation Invited.

Please call for details.

All information is from reliable sources. However, the auctioneer does not accept responsibility for information presented as it is the buyer's responsibility to verify all information.



THE LARSEN COMPANY

REAL ESTATE AND AUCTION

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