



Villa Del Fiume

"A Magnificent Mediterranean Villa with A Rich British Lineage."

Originally built for a member of a renowned British billionaire family and designed by a world-class architect, Villa Del Fiume (which in Italian means, "River Villa") is perched proudly on nearly 2 acres of exquisitely manicured property overlooking the widest part of the Loxahatchee River in Jupiter, Florida.

Jupiter, FL: Exquisite, Exclusive, Elusive

A private hamlet called home by some of the most recognized and successful personalities from the world's of entertainment, sports, business, and politics, this much sought-after water-front enclave is the "place to go" among those-in-the-know". In addition to the fantastic year-round weather and the casual and comfortable lifestyle, it explains why Jupiter is the where the most expensive estate homes in the country are secretly tucked away.

Meandering Roads, Mysterious Mansions

Meandering roads, mysteriously high hedges, imposing gated-entrances, quiet cul-de-sacs and endless miles of ocean-front, river-front and intra-coastal waterway properties are just some of the reasons the world's rich and famous call Jupiter home.

City of Stars: Home to the World's Rich and Famous

Some of the people who were born, lived or presently reside in Jupiter, located conveniently and barely thirty minutes from Palm Beach International Airport, and only 23 miles from a private airport in Lantana, include the following:

Oprah Winfrey, Tom Cruise, Celine Dion, Burt Reynolds, Bryant Gumbell, Ralph Lauren and Perry Como; Stars from the world of sport include Rick Mears, Indy 500 winner, Scott Sharp - 1996 IRL Indycar champion, Bill Parcells - Former NFL Head Coach, Ron Wolf - Former general manager of NFL's Green Bay Packers among literally dozens of other super-successful and high-profile individuals. Golf legends who call Jupiter home include Tiger Woods, Jack Nicholas, Gary Player, and Greg Norman, among other renowned golf pros.

Villa Del Fiume is a stellar example of the care and craftsmanship that goes into creating an exceptional luxury environment for one of the world's richest families.

Divorce and Court Order Forces Sale
Not Just a Great Deal, A Smart Investment
Luxury Estate at a Fraction of the Cost
See Photos and Auction Details
www.continentalrealestate.com

Additional Note
 If you have property you wish to sell and would like information about how an auction might benefit you, please call (561) 301-0711 or (239) 572-3173 or visit www.continentalrealestate.com

JURISDICTIONS
 The respective rights and obligations of the parties with respect to the terms and conditions of sale and the conduct of the auction shall be governed and interpreted by the laws of the State of Florida. By bidding at any Auction, whether present in person or by Agent, the Buyer's Premium may be deemed to have been accepted to the jurisdiction of the state and federal courts in the State of Florida. Any commitments or claims from the Auction Company, regardless of the contract or other agreement shall be settled by arbitration administered by the American Arbitration Association under its rules, and judgment on the award rendered by the Arbitrator may be entered in any court having jurisdiction thereof.

LEAD BASED PAINT
 The ten (10) day inspection period for residential property is prior to the Auction; the opportunity is herein waived from and after the date and time of Auction.

STARTING TIMES
 Please be at the Auction at the appointed time as it only takes a few minutes to sell a property. There will be a brief explanation of the Auction process before the property is sold.
REGISTRATION & DEPOSITS
 Although there is no obligation to bid, all prospective Buyers must register in order to bid at the Auction. A cashier's check, certified check, cash or money order made payable to yourself in the amount of \$50,000 is required.
10% Total Deposit - The successful bidder on each property will be required to make a deposit equaling 10% of the total contract price at the conclusion of the Auction. The deposit is non-refundable and will be applied toward the purchase price of settlement.
Balance of deposit (over and above the bid deposit posted) may be paid with a personal check. If you are the high bidder, you will endorse your deposit money over to the Listing Broker's escrow account. If you are not the high bidder, simply redeposit your check back into your account.
CONDITIONS
 The Auctioneer's decision is final in the event of a dispute over any matter. The Auctioneer reserves the right to accept bids in any increments he/she feels are in the best interest of the client. Further, the Auctioneer reserves the right to waive any previously announced requirements. All announcements from the Auction block supersede any printed material or any other statements made previously.
TERMS
 When buying at Auction, the Buyer agrees to:
 • Pay all closing costs allowable under state law.
 • Settle within 30 days of the sale.
 • Be a non-contingent Buyer
 • Purchase the property in "as is" condition.
 All Auction contract sales are non-contingent. In the event of default on an Auction Sales Contract, Buyer hereby agrees to inspection and registration.
INSPECTIONS
 Properties will be open for inspection prior to the Auction. Please contact the Listing Agent for schedules. Properties will be open one hour prior to the Auction for final inspection and registration.
 Before any commissions will be paid.
 Broker must accompany their Buyer to the Auction. Buyer must accept any reduction in the commission hereon, required to consummate a sale. Auctioneer reserves the right to proportionately reduce the commission hereon, and signed. In the event a commission reduction is required, the Auctioneer will issue a commission reduction form to the prospective Buyer on the required form, completed and signed. The Auctioneer reserves the right to accept the opening bid and the final high bid. Bidders must register their prospective Broker's commission is 4% on the written pre-auction ratified sales at closing. Auction day cooperating Broker's commission is 4% is paid on Estate Brokers. A commission of four percent (4%) is paid on Cooperating Brokerage is encouraged with licensed Real Estate Brokers. If you are not the high bidder, simply redeposit your check back into your account.

BROKER PARTICIPATION
 Cooperating Brokerage is encouraged with licensed Real Estate Brokers. A commission of four percent (4%) is paid on pre-auction ratified sales at closing. Auction day cooperating Broker's commission is 4% is paid on Estate Brokers. A commission of four percent (4%) is paid on the Listing Broker's escrow account. If you are not the high bidder, simply redeposit your check back into your account.
FINANCING
 Bidders may obtain financing on all properties based upon personal qualifications. Being pre-approved for a loan is not a requirement but it is highly recommended.
BUYER'S PREMIUM
 A fee in the amount of ten percent (10%) will be added to the final high bid to arrive at the total contract price. The Buyer's Premium may be financed and is considered part of the contract price. It should be clearly understood that Buyer's Premium is not a deposit and is not to be applied toward the Auctioneer and the Buyer.

YOU ARE URGED TO INSPECT THE PROPERTY BEFORE THE AUCTION. The information contained in printed materials subject to inspection and verification by all parties relying on it. No liability for the accuracy, errors or omissions is assumed by the Seller or its Agents.
WAVES THE REQUIREMENT FOR A RELEASE OF CONTRACT AND
 waives the requirement for a release of contract and understands that the deposit on said property will be forfeited in its entirety.
PLEASE BE AT THE AUCTION AT THE APPOINTED TIME AS IT ONLY TAKES A FEW MINUTES TO SELL A PROPERTY. THERE WILL BE A BRIEF EXPLANATION OF THE AUCTION PROCESS BEFORE THE PROPERTY IS SOLD.

GENERAL TERMS AND CONDITIONS

Continental Realty Auctions
 BROKERS/MARKETING CONSULTANTS/AUCTIONEERS
 PO Box 2620 • Marco Island, FL 34146

Illustrated Properties Real Estate, Inc. AUCTIONS

PRESORT STD
 First Class Mail
 U.S. Postage
PAID
 Eugene, Oregon
 Permit No. 305

STEAL A MANSION AT AUCTION!

STEAL THIS MANSION



AT AUCTION

Previously Listed at \$6,995,000
Court Order Forces Sale at \$4,500,000*

A Magnificent Mediterranean Villa with a Rich British Lineage
Extraordinary Multi-Award-Winning Luxury Estate Home
12,000 Square Feet, 5 Bedrooms, 8.5 Baths

On 1.7 Acres of Perfectly Manicured Grounds Overlooking the picturesque Loxahatchee River in Exclusive Jupiter, FL 160' of Exquisitely Scenic Water Frontage & 125' Dock Plus 1,200 Square Feet 2 Bed/2 Bath Guest Home

Visit www.Continentalrealestate.com for more photos, floor plans, registration and all details.

Auction Date & Time: April 19 • 1:00 PM
 Auction Held on Site at 19681 Loxahatchee River Road, Jupiter, FL
 • Broker Participation Invited • Subject to Prior Sale – Bring all Offers • 10% Buyers Premium

*Property sells to highest bidder at or above \$4.5 million.

Illustrated Properties Real Estate, Inc. AUCTIONS

For Immediate Auction Information
561-301-0711 or 239-572-3173

Continental Realty Auctions
 Brokers/Marketing Consultants/Auctioneers



THE TEAM BEHIND "VILLA DEL FIUME"

Unlimited Resources, Unparalleled Creativity in Design and Execution

A world-class team was assembled to help create and execute the vision of this British billionaire family. First on board, Simmons Building Corp, a multiple award-winning design/build firm with an exclusive reputation of building timeless, old-world multi-million-dollar Mediterranean-style estate residences for the extremely well to do. Next up were the creative services of world-renowned Boca Raton-based architectural firm, Affiniti Architects. With offices in the U.S. and Caribbean, and the recipient of literally hundreds

of awards for the design of luxury high-end estate homes, this team produced Villa Del Fiume, a stellar example of the care and craftsmanship that goes into creating an exceptional living environment for one of the world's richest families.

An Award-Winning Team Produces an Award-Winning Home

Designed in 1995 and built in 1996/1997, it should come as no surprise that upon completion of the interior design in 1998, Villa Del Fiume, earned a number of awards and recognition by peers in the design/build industry. This luxury estate earned the most prestigious awards in the three most important categories. The Gold Coast Builders Association of South Florida recognized the home for "Best Architecture" for homes over \$1.5 million, "Best Landscape & Pool Design" and finally, "Best Interior Design" for the work performed by the contributing interior design team, Simmons and Saray.

A Formal Home, Yet Remarkably Warm and Inviting

One of the key design mandates required that the home exude a sense of formality combined with the ability to be warm, inviting and family-friendly. It also had to easily allow for a significant amount of formal entertaining for assorted charity events as well as a myriad of affairs of varying sizes. All accommodations and access required easy ingress and egress for all house personnel while at the same time allowing the staff to conduct their business and perform their duties while remaining discreet.

Not Just a Backyard, but a Courtyard Reminiscent of a Piazza

Spectacular and sweeping is how the rear grounds can be described. The centerpiece, a 20' x 50' pool, a 6-person Jacuzzi, all surrounded by a sumptuous green carpet of Zoysia grass, exquisitely manicured and contributing the final touch of magnificence making it simply perfect for parties whether you're barefoot and in bathing suits on the lawn, or sporting a tuxedo.

Extraordinary Features

Homes of this magnitude and extravagance have the best of the best, from kitchen appliances through to the finest finishes and treatments. But even within the context of "exceptional and extraordinary" Villa Del Fiume boasts additional elements worth featuring. Here's a list of some property highlights worth noting:

- Huge Butler/Nanny's Suite w/ Separate Kitchen & Private Entrance
- Chef's Kitchen & Separate domestic access, perfect for entertaining
- Each bedroom with large balcony and fantastic view of grounds
- Each bedroom with full walk-in closet and full bath
- 1,200 Sq. Ft. 2 bed/2 bath Guest home w/ separate porte cochere 2-car Garage
- 6 Person Custom Finlandia all-wood Sauna; Oversized Steam/Shower Combo
- Custom Grand Cultured Stone Fireplace (English-style)
- 400 Capacity Custom De-humidified Wine Room



- Mini-theatre/media/screening room with built in 91" flat screen monitor & rear projector
- Tanning Room Complete with a Standup XL 48 Sundome Tanning Spa
- 160' of river-front frontage with magnificent sloping rear grounds
- 125' dock; 13,000 Lbs boat lift
- Separate docks for a jet ski – sale includes jet ski
- Located on the N.W. fork of the Loxahatchee River, property is 2.8 miles from ocean with direct access
- Home Pre-fitted for an Elevator Shaft
- Rear Grounds complete with perfectly manicured golf course "Zoysia Grass"
- Crown Jewels Gate Access – premier off-site world-wide programmable gating system via the internet.
- Panasonic KKT Series Telephone System
- More than \$500,000 of house-wide wiring for cable, internet, video, television, music, lighting – all accessible and programmable from every room as well as offsite globally via the internet.