Online Auction Date:
Thursday, November 5, 2020
10:00 am - 1:00 pm PT (1-4pm ET)

Inspections By Appointment Only:
Sunday, Oct. 25 and Saturday, Oct. 31
By appointment only. Visit cwsmarketing.com for online scheduling of appointment and full list of COVID-19 requirements. Visitors must follow COVID-19 guidelines.

3-Step Registration:
1. Create an account with CWS and validate with credit card information (only required once).
2. Visit auctions.cwsmarketing.com and click on “Register to bid.” Required for each property bid on.
3. Mail Bid Deposit Form (found online) with deposit check to arrive no later than Nov. 4 OR email the Bid Form and wire deposit to arrive no later than 5pm EST on Oct. 30.
Request wiring instructions at realproperty@cwsams.com

Deposit Amount: $100,000
Cashier’s check made payable to CWS Marketing Group OR request wiring instructions at realproperty@cwsams.com

Starting Bid: $450,000

3328 Berry Drive, Studio City, California 91604

Property Description: 2,879 ± sq. ft. home with 4 bedrooms, 3.1 baths, kitchen, dining room, living area with fireplace, 2nd floor bonus room and laundry, covered patio, balcony, and attached 2-car garage. The property has an inground swimming pool with spa and waterfall. The home is located south of Ventura Blvd in Studio City. Inspection is by appointment only. Visit cwsmarketing.com for online scheduling of appointment and full list of COVID-19 requirements and precautions. Per the stated Terms of Sale, this property is sold AS IS WHERE IS WITH ALL FAULTS including any building violations for the building as a whole that may apply (including but not limited to fines and penalties).

Property Details:
Living Space: 2,879 ± sq. ft.
Site Area: 12,996 ± sq. ft.
County: Los Angeles
Parcel No: 2380-015-018
Utilities: Electricity, Gas, Water, Sewer
Zoning: RE15-1-H/Residential Estate Zone
2019/20 Taxes: $17,515.98 ±
Year Built: 1965

Subscribe for free email notifications of upcoming auctions at: cwsmarketing.com
GENERAL INFORMATION:

The placement of a successful bid at a U.S. Department of the Treasury online auction establishes a legally binding contract between the successful bidder and the Government. These Terms and Conditions of Sale govern the purchase of any property offered under these Terms and Conditions. Bidders are strongly recommended to investigate and secure financing arrangements, if required, prior to bidding on a public offering.

FAILURE to obtain financing during the closing process does not relieve the buyer of his/her legal responsibility and obligation for completion of the contract. Failure to comply with all provisions of the sales contract regarding closing may result in termination of the contract because of buyer’s default and may result in the forfeiture of any earnest/deposit money paid.

PROPERTY OFFERED FOR AUCTION:

The Government reserves the right to reject any or all bids, and to waive any technical defects in bids. Property is sold with a minimum reserve price unless the property is, in explicit terms, offered without a minimum reserve price. If the minimum reserve price is not achieved, the Government may withdraw the property at any time before the sales contract is executed.

FINANCING:

The buyer is responsible for obtaining his or her own financing arrangements as required. The Government does not provide financing for the purchase of any property offered under these Terms and Conditions. Bidders are strongly recommended to investigate and secure financing arrangements, if required, prior to bidding on a public offering.

CLOSING:

CWS will provide the high bid to the Government for consideration. If the Government accepts the high bid, the bidder will be notified.

CONSIDERATION OF BIDS:

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PROPERTY OFFERED FOR AUCTION/SUBMISSION OF BIDS:

The placement of a successful bid at a U.S. Department of the Treasury online auction establishes a legally binding contract between the successful bidder and the Government and is subject to final acceptance by the Government. Once the successful bidder is established, the final written sales contract will be prepared to include the individual information of the high bidder along with the high bid amount. A contract will be established with the recognized back-up bidder for execution.

TERMS OF SALE FOR ONLINE AUCTION - STUDIO CITY, CA / Sale #21-66-820

The high bidder shall deliver ten percent (10%) of the Purchase Price less the initial money deposit, whichever is greater, to CWS by cashier’s/certified check, money order, or through the Bid Deposit Form. If the buyer desires title insurance, it will be at the buyer’s expense. The Government reserves the right to reject any or all bids, and to waive any technical defects in bids. Property is sold with a minimum reserve price unless the property is, in explicit terms, offered without a minimum reserve price. If the minimum reserve price is not achieved, the Government may withdraw the property at any time before the sales contract is executed.

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