

DeFalco Real Estate Group – Grand Oaks on Lake Damon

Frequently Asked Questions

Q: How do I place an Offer?

A: The Offer Submission Form is how you place your offer. You will write your offer in the space provided. You must fill this form out in its entirety, as well as the terms & conditions, and fax the forms to 561-391-3911 with a photo copy of your I.D.

Q: What happens with my offer once it is placed?

A: All offers are submitted to the Seller immediately.

Q: Will the Builder accept my offer immediately, and go to contract?

A: The Builder reserves the right to accept the offer and proceed to contract with you, or allow the offer to remain in “Bids Received” until the Final Offer Due Date, at which time the Seller will decide what to do with the offers they want to proceed further with.

Q: Is the Offer Submission Form binding?

A: No, this is a non-binding offer submission form; no one is bound until a purchase contract is agreed to and signed by all parties.

Q: Is a deposit required with my offer submission form?

A: No, there is no deposit necessary when submitting your offer, but if you are the successful bidder, and go into contract there will be a required deposit into DeFalco Real Estate Group’s escrow account, the deposit % is to be determined.

Q: May I raise my offer after it is placed?

A: Yes, you may raise your offer. You must fill out a new Offer Submission Form and fax it to 561-391-3911 with a request to remove your previous offer.

Q: What happens if I am the successful bidder?

A: All bids are subject to the Board of Directors approval, if your bid is determined to be the highest and acceptable to the Seller, you will be able to execute the standard Purchase and Sale agreement and place a required deposit into DeFalco Real Estate Group’s Escrow account.

Q: If I am not the successful bidder what happens to my offer?

A: The Seller has invested a significant amount of money and time into this public pricing opportunity. We recommend that you place your most serious offer. The Seller is serious and motivated and they are looking for the most serious and motivated buyer. If you are not the successful bidder, you will be informed within 48 hours of the final offer due date.

Q: If someone places an offer higher than mine will I be informed, and have the opportunity to raise my offer?

A: Maybe or maybe not, the Seller will be presented any and all offers, and the Board of Directors will decide accordingly. It is most likely they will accept the highest and best offer submitted without hesitation and negotiation.

Q: Can the lakefront lots build docks?

A: Yes, but the owner has to apply for a permit with the City and Water Management District.

Q: What did the sold lots sell for?

A: The lakefront lot sold for \$199,000, and the interior lots were sold between \$40,000 & \$70,000.

Lot	ST#	Street Name	Price	Status
21	942	Grand Lake Blvd	\$199,000.00	Sold
28	913	Grand Lake Blvd	\$50,000.00	Sold
30	905	Grand Lake Blvd	\$45,000.00	Sold
32	704	Oak Hammock Ct	\$55,000.00	Sold
33	708	Oak Hammock Ct	\$45,000.00	Sold
34	710	Oak Hammock Ct	\$50,000.00	Sold
39	624	Grand Oaks Dr	\$40,000.00	Sold
52	809	Green Leaf Rd	\$55,000.00	Sold
53	813	Green Leaf Rd	\$55,000.00	Sold
54	817	Green Leaf Rd	\$65,000.00	Sold
55	648	Grand Oaks Dr	\$65,000.00	Sold
56	644	Grand Oaks Dr	\$60,000.00	Sold
57	640	Grand Oaks Dr	\$60,000.00	Sold
66	649	Grand Oaks Dr	\$70,000.00	Sold

Q: What did the lots appraise for?

A: The lots were appraised at what they sold for.