

Luxury Estate
AUCTION
Online



BIDDING ENDS

THURSDAY, AUGUST 15th, NOON

KNOWAtlanta

Real Estate ServicesSM

KNOWAtlanta.com

770•337•6571

Seven  Hills

AUCTIONS

800•742•9165

10% Buyer's Premium

7Hauctions.com



130 Woodlawn Drive NE, Marietta, GA 30067

East Cobb County is well-known for its spectacular real estate. Yet, there's one home located in this highly coveted community that is as unexpected as it is unique, and it's waiting for a new owner to add another chapter to its already impressive story. So take a turn off of Marietta's unassuming two-lane Woodlawn Drive and experience Villa Flora, a residence unlike any you've ever seen.

Nestled on just over one acre, the 7,338-square-foot home takes you to the Mediterranean with its villa-inspired architecture and design. Built in 1968 and completely renovated in 2009, it features six spacious bedrooms and 6.5 well-appointed baths, including a luxury spa-like master bath oasis with a unique garden shower and doors that lead directly to the outdoor swimming pool. It also boasts a state-of-the-art chef's kitchen with a Wolf stove, range and 48" subzero refrigerator, two Bosch dishwashers and a woodfire pizza oven. What's more, a man cave, an Au Pair suite with a separate laundry area and a breathtaking two-story glass atrium at the heart of the home are just a few of the additional interior features that make this distinctive residence stand out. And the home's resort-style exterior living space is equally inspiring, with a completely private backyard that includes a stunning pool and hot tub, an al fresco dining area, an outdoor fireplace, a koi pond, a greenhouse and a full garden with hardscapes and apple, fig and pear trees, among other features.

Of course, the unseen hallmarks of this home are what make it truly grand. For instance, over the years, prior owners have offered fantastic stories about the residence, which is said to have been visited by a variety of dignitaries and former presidents, including Jimmy Carter and Ronald Reagan, as well as celebrities like golf legend Arnold Palmer. Also, the azaleas adorning the property's backyard were gifted to the home's first owner by the Callaway Family of Callaway Resort & Gardens, which is renowned for its trademark rare azaleas. And Villa Flora was ready for its Hollywood closeup when its renovation was featured on HGTV and YouTube used it as a dazzling backdrop for its popular web series, Cobra Kai.

Now, the property is ready for a new homeowner—one who will appreciate and understand the hidden gem that sits along a quiet street in East Cobb. While currently occupied, the home can be viewed by appointment or during one of two open house events on August 3 and 10. This is an exclusive opportunity to own one of metro Atlanta's unsung treasures and live a lifestyle that very few residents in Cobb County get to experience. Don't let this extraordinary chance slip away.





Property Details

Address: 130 Woodlawn Drive NE, Marietta, GA 30067

County: Cobb

Acres: 1.03

Parcel #: 16118900110

Living Area Square Footage: 7,338+/-

Outdoor Living Space Square Footage: 2,000+

Beds/Baths: 6/6.5

Heating/Cooling: Central A/C, Forced Air, Natural Gas, Ceiling Fan

Roof: Tile

Exterior Material: Stucco

Windows: Pella Double Pane Storm Windows

Green Energy: Sun NumberTM: 92.2

Property Showings

By appointment only

Open House: August 3, 10 am to noon

Open House: August 10, 10 am to noon





Terms and Conditions

The following Terms and Conditions apply to all properties offered in this auction. Seven Hills Auctions, LLC hereinafter "Auctioneer", shall be construed to apply to all officers, principals, employees, agents and/or any other representatives hired or contracted with the Auctioneer. Anyone participating in the auction by registering for the auction, placing a bid or bidding on behalf of another person or entity with a Power of Attorney shall hereafter be referred to as a "Bidder".

All Bidders are required at the time of registration to acknowledge that they have reviewed and accepted the Terms and Conditions. Additionally, by placing a bid the bidder is specifically acknowledging and accepting the conditions stated in these Terms and Conditions as well as the provisions in the Purchase and Sale Agreement.

Agency: The Auctioneer and KNOWAtlanta Real Estate Services is acting as an exclusive agent for the Seller in this transaction. The Auctioneer and KNOWAtlanta Real Estate Services does not represent the Bidder.

Due Diligence: All information provided by the Auctioneer is deemed to have been obtained from reliable sources; however, the Auctioneer makes no representations or warranties to its accuracy. It is the Bidder's responsibility to conduct his/her own due diligence, inspect, review and/or analyze each property prior to placing a bid. All sales are pursuant to the property being sold on an "as-is, where-is" basis, with no representations or warranties of any kind, expressed or implied by the Seller and/or Auctioneer.

Inspection: Each Bidder is encouraged to inspect the property prior to Bidding. The property will be open for inspection on Saturday, August 3 & 10 from 10:00 A.M. to 12:00 P.M. Contact the listing agent to schedule an appointment. The property is occupied and may only be entered by an appointment or during the scheduled inspection times.

Auction Registration: In order to be eligible to bid, participants must: (1) set up a bidder account at 7hauctions.com and (2) remit a bid deposit of \$10,000 to Seven Hills Auctions, LLC, no later than 3:00 P.M. on Wednesday, August 14, 2019, by wire transfer or certified funds. The bid deposit will be held in Seven Hills Auctions, LLC escrow account and will be applied to the winning bidders total escrow deposit due. For any unsuccessful bidders the bid deposit will be returned within five business days following the closing of the auction.

Buyer's Premium: The successful bidder will be required to pay a buyer's premium of 10% of the final accepted bid price. The buyer's premium shall become part of the total purchase price in the Purchase and Sale Agreement.

Escrow Deposit & Contract Execution: The Purchase and Sale Agreement, wiring instructions and closing information will be emailed to the successful Bidder upon bid acceptance by the seller. The successful bidder must

within 48 hours execute the Purchase and Sale Agreement and remit an earnest deposit of ten percent (10%) of the total purchase price. The total purchase price is the high bid amount plus the buyer's premium.

Closing: All properties must close within forty-five (45) days of the "binding agreement date", unless otherwise stated in the Purchase and Sale Agreement. The "binding agreement date" is the date in which the last signatory party executes the Purchase and Sale Agreement. The closing will be conducted by the firm shown on the individual property specific web page at 7hauctions.com. All closing cost will be paid by the successful Bidder including, but not limited to, attorneys' fees to prepare the closing documents and deed, closing coordination fee, title examination, transfer tax and purchaser's legal/financing fees. Taxes and property owner association dues will be prorated as of the date of closing. Title Insurance will be available for purchase.

Broker Participation: Broker Participation is encouraged by the Auctioneer. A commission of 2% of the highest accepted bid (before adding a buyer's premium) will be paid to any qualified licensed real estate broker that holds a current and valid license in the state where the property is located. Commissions will only be paid at closing. In order to qualify the broker must submit the Broker/Bidder Participation Form, prior to the bidder placing a bid or by 3:00 P.M. eastern time on the day preceding the auction, whichever comes first. UNDER NO CIRCUMSTANCE WILL BROKER REGISTRATION BE ALLOWED ON THE DAY OF THE AUCTION. A bidder is only allowed to be registered by one broker.

Non-Compliance: If a participant is the successful high bidder and fails to execute the Purchase and Sale Agreement and/or remit the earnest deposit with 5 days of the Purchase and Sale Agreement being delivered, the participant will automatically forfeit the Bid Deposit of \$10,000 as a Non-Compliance Fee. This Non-Compliance Fee is a penalty for failing to abide by the Terms and Conditions of the auction. Any bidder that fails to execute a Purchase and Sale Agreement and/or remit an earnest deposit may also be prohibited from bidding on future auctions conducted by the Auctioneer. The Seller and Auctioneer, upon Non-Compliance by a bidder, reserves the right to immediately offer the property for sale.

Successful Bidder Default: A successful bidder that fails to close per the specific terms of the Purchase and Sale Agreement for any reason shall be required to release their earnest deposit to the Seller as nonexclusive liquidated damages as fully outlined in the Purchase and Sale Agreement.

Extended Bidding: All online auctions include an EXTENDED BIDDING feature. If a bid is placed on any property within the last ten (10) minutes of the auction the ending time of the auction will be extended for ten (10) minutes.

The bidding will remain open until no further bids have been placed for ten (10) minutes.

Bid Increments: The bidding increments for this auction will be \$10,000.

Technical Problems: The auction will be conducted using online bidding. Any technical problem that may arise from internet connectivity, hardware, software, human error, or any other such issue whether on behalf of the Bidder or Auctioneer may arise at any time without notice. In the event such technical problems arise, neither Auctioneer nor the Seller shall be responsible. Auctioneer, reserves the right to cancel, postpone and/or extend the bidding time in the event of such technical problems. Any actions the Auctioneer takes shall be final.

Additional Terms: All property is being sold "As-Is, Where-Is" with all faults and is selling subject to any existing restrictions, conditions, easements, zoning, property owners associations fees and all matters that may be revealed in a current survey, inspection and/or title examination. No warranty is expressed or implied as to the improvements, soil, environmental, wetlands, zoning or any other matters. The Auctioneer reserves the right to cancel the auction at any time, add properties or delete properties without notice. The seller reserves the right to reject any bid. The Seller and their agents reserve the right to place bids on the property up to the Seller's reserve. Any acceptance of a winning bid may be rescinded by the Seller, in the seller's sole discretion, for any reason prior to the Purchase and Sale Agreement being executed by the Seller. Neither the Auctioneer nor Seller will be responsible for any omissions or errors related to this auction, these terms and conditions, the Purchase and Sale Agreement and/or the closing documents. All bidders shall carefully review, inspect, analyze, perform any test or other necessary due diligence prior to bidding. Bidders shall make their own determination as to the accuracy of any due diligence or information provided by the Auctioneer or Seller. No personal property will be conveyed unless specifically denoted in the Purchase and Sale Agreement. The terms of the Purchase and Sale Agreement shall prevail in the event of any inconsistencies between the terms and conditions of the auction, announcements, communications by the Auctioneer and/or the Purchase and Sale Agreement. The Auctioneer is not responsible for any technical issues, missed bids or bids placed after the closing of the auction. The Auctioneer reserves the right, in its sole discretion, to revoke the bidding privileges of any bidder at any time for any reason.

Seven Hills Auctions, LLC

GA/FL Broker: William C. Lee III (Firm: FL-CQ1057830; GA-77326) Auction License: GA: AUC003134, FL: AB3765, AL:#5495