



Auction

253 Okeechobee Cove
Destin, FL 32541

Preview Dates:

July 6th 2-4pm | July 11th 2-4pm

July 12th 2-4pm | July 13th 2-4pm

Bidding opens July 1, 2025

Bidding ends July 15, 2025 at 12pm CT



For more information and to
register for the Auction:

Contact Chris Camp for additional showings:

850.502.7879

Chris@LEAuctions.com

Brokers welcomed and protected-
contact Chris to register a buyer.

www.LuxuryEstatesAuctionCompany.com

253 Okeechobee Cove, Destin, FL 32541

Property Description

This one-of-a-kind property is going to auction! Whether you're upgrading, relocating, or searching for a coastal retreat, this is your opportunity to secure a truly exceptional home in one of the most sought-after neighborhoods.

Don't miss this rare auction opportunity to own a beautifully designed 4-bedroom, 3-bathroom single-story home in the prestigious Emerald Lakes Subdivision, just minutes from the stunning Gulf of America.

This spacious residence offers an open-concept layout featuring soaring ceilings, large windows, and abundant natural light throughout. The gourmet kitchen is a chef's dream, boasting granite countertops, custom cabinetry, stainless steel appliances, and a large island with bar seating—perfect for entertaining.

Retreat to the luxurious master suite, complete with a generous walk-in closet and a spa-inspired en-suite bathroom with a soaking tub, dual vanities, and a walk-in shower. Three additional bedrooms and two full baths provide ample space for family or guests.

Step outside to your private swimming pool and enjoy the Florida lifestyle from your own backyard oasis. A double car garage adds convenience and extra storage.

Whether you're looking for a vacation home, investment property, or your forever home near the coast, this Emerald Lakes gem offers it all.

- 4 spacious bedrooms | 3 full bathrooms
- Bright, airy open-concept floorplan
- Elegant high ceilings and oversized windows for abundant natural light
- Expansive living and dining area – perfect for gatherings and entertaining
- Double car garage with ample storage
- Stunning granite countertops and custom cabinetry
- Premium stainless-steel appliances
- Large center island with bar seating – a central hub for entertaining
- Ample prep space for cooking and baking with style

Broker of Luxury Estates Auction Company does have a personal equity interest in the property

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Updates and Cost-to-Own Information

HVAC	2018
Tankless Hot Water Heater	2024
HOA Quarterly Dues	\$375
New Buyer One-Time Fee	\$100
Monthly Average Utilities	\$375
Monthly Pool Maintenance	\$200
Annual Insurance- 2025	\$4,800
Annual Taxes- 2024	\$6,100

The HOA maintains the community pool, tennis courts, walking trails, playgrounds and the common areas and grounds.

Property Features

Room Name	Level	Dimensions	Year Built: 2005
Master Bedroom	Main	20' x 16'	Square Footage: 2,450
Screened Lanai	Main	16 x 14'	Design: Contemporary
Kitchen	Main	18' x 12'	Pool: Private
Family Room	Main	16' x 16'	Lot Features: Cul-de-sac
Dining	Main	18' x 12'	
Living Room	Main	18' x 14'	



Construction/Siding: Roof Tile / Slate; Stucco

Project Facilities: BBQ Pit/Grill; Gated Community; Short Term Rental - Not Allowed; Tennis

Exterior: Fenced Back Yard; Fenced Privacy; Fireplace; Lawn Pump; Patio Enclosed; Pool - In-Ground; Porch Screened; Sprinkler System

Interior: Ceiling Crwn Molding; Ceiling Tray/Cofferd; Fireplace Gas; Floor Laminate; Floor Tile; Floor WW Carpet; Furnished - None; Lighting Recessed; Newly Painted; Pull Down Stairs; Washer/Dryer Hookup

Appliances: Auto Garage Door Opn; Dishwasher; Disposal; Microwave; Oven Self Cleaning; Range Hood; Smoke Detector; Smooth Stovetop Rnge; Stove/Oven Electric; Wine Refrigerator

Utilities: Electric; Gas - Natural; Phone; Public Sewer; Public Water

Aerial Map



Terms and Conditions

Inspection

All inspections must be done prior to the auction date. Please see website for PREVIEW Dates.

No Contingencies

All auction properties are sold in "as is" condition. No purchase may be contingent on financing or any other contingencies. Potential buyers are given ample time to inspect properties prior to auction.

Terms and conditions are preset and non-negotiable.

Buyer's Premium

A buyer's premium of ten percent (10%) will be added to the high bid to determine the total price to be paid.

Sales Contract

Once the auction is closed, the winning bidder will be required to sign the Sales Contract via email. The total Purchase Price will be the high bid plus the Buyer's Premium. A non-refundable Bid Deposit must accompany the Sales Contract to make the contract binding.

Bid Deposit: 10% of Bid Amount

Bid Deposits will be accepted in the form of a bank wire to LEAC Escrow Account.

Closing

Once the successful bidder has signed the sales contract and paid the Bid Deposit, then the remaining purchase price must be paid by wired funds at closing. The closing shall take place not later than thirty (30) days after the auction as per the sale contract.

Broker Participation

All licensed real estate brokers are encouraged to participate by bringing your buyers to the auction. A commission will be paid to the licensed and qualified broker whose properly registered buyer is the successful bidder at the auction, and whose buyer purchases the property. Brokers must register their prospective buyer on the required Broker Participation Form (completely filled out and signed). The form may be obtained by calling 850-460-8877. This form must be submitted to Luxury Estates Auction no later than 24 hours prior to the Auction.

Bidder Registration

In order for us to have enough time to conduct authorizations, it is encouraged that you register and bid early. Waiting until the last minute to register and or become comfortable with the system could negatively affect your bidding. We encourage you to register at least 24 hours in advance of the auction.

In order to better serve our customers, all bidders must provide their name, address, daytime phone number or cell number, credit card information and email address at which they can be contacted. This is to insure good communication between LEAC, and if complete verification is not possible, LEAC may reject the registration, and bidding activity will be terminated.

Terms and Conditions

Bidding Procedures

The bidding software will notify bidders by email when they have been outbid. Bidders may also find out if they have been outbid by refreshing the individual lot information or the entire screen. Due to varying internet connections speed, please place a maximum or "MAX" bid or constantly monitor the auction at close of bidding. Email notifications can be delayed. If you win you will be notified by email. It is recommended that you watch the auction at the extended bidding time session to make sure you are the high bidder.

By placing a bid, you acknowledge that your bid is a legally binding offer to purchase the item property being auctioned. Times shall be of the essence. LEAC reserves the right to update, lower bids, withdraw bids or re-catalog items in this auction. Winning high bidders are notified by email when all items in the auction have closed. Bidders are responsible for checking their email to receive notification that they have won a lot(s). Auction company employees and/or Auction Company may bid on auction for absentee bidders or at the direction of interested and approved bidders who refuse to create an online account but desire to bid at the auction.

This auction features EXTENDED BIDDING. Any lot that receives a bid within 5 minutes of its Scheduled Closing Time will automatically have the clock extended on that lot for an addition 5 minutes and that lot shall remain open for bids past its normal close. The extension provision for that lot will continue until there is no additional bidding for 5 minutes.

Maximum or "MAX" Bids

Internet bidders who desire to make certain their bids are acknowledged should use the internet bidding feature and leave their maximum bid. When you bid your max, the current bid price does not automatically go to your max bid. There must be another bid to increase the current price and the computer will automatically bid up to your max in the preset bid increments. Max bids are taken in the order of date and time placed.

Browser Information

Google Chrome and Mozilla Firefox is the preferred Internet Browser for our bidding platforms. Because Microsoft is phasing out support for Internet Explorer 8, 9 and 10, bidders are more likely to have issues with Internet Explorer when using our website.

Technical Issues

TECHNICAL SOFTWARE ISSUES: NEITHER THE COMPANY PROVIDING THE SOFTWARE NOR THE AUCTION COMPANY SHALL BE HELD RESPONSIBLE FOR A MISSED BID OR THE FAILURE OF THE SOFTWARE TO FUNCTION PROPERLY FOR ANY REASON. MRA is providing online bidding as a service to Bidder. Bidder acknowledges and understands that this service may or may not function correctly the day of the auction. Under no circumstances shall Bidder have any kind of claim against MRA or anyone else if the internet service fails to work correctly. MRA will not be responsible for any missed bids from any source.

Terms and Conditions

Disclaimer

Announcements made at the auction supersede all printed material. All information included herein was derived from sources believed to be correct but is not guaranteed.

Governing Law

These Bidder Terms and Conditions shall be governed by and construed in accordance with the laws of the State of Tennessee, including its statutes of limitations, but without regard to its rules governing conflict of laws. All claims, disputes and other matters between the parties shall be brought in the state or federal courts sitting in and for Shelby County, Tennessee, which courts shall have exclusive jurisdiction, and shall be the exclusive venue, for any and all such claims, disputes, and other matters. By submitting a Bidder Registration and accepting a Bidder Number, each Registered Bidder irrevocably and unconditionally (i) agrees that any claim, suit or cause of action relating to these Bidder Terms and Conditions, or the transactions contemplated hereby, shall be brought in the state or federal courts sitting in and for Shelby County, Tennessee, (ii) consents to the jurisdiction of such courts for any such claim, suit or cause of action, (iii) waives any objection that such party may have to the laying of venue of any such claim, suit or cause of action in such courts; and (iv) waives any objection to the bringing of such claim, suit or cause of action in such courts on the grounds of forum non conveniens.

Sample Contract



1. Sale and Purchase Contract:

("Seller") and

("Buyer")

Effective on the date affixed to the signatures below, the undersigned seller ("Seller") offered to sell and the undersigned buyer ("Buyer") accepted all terms as offered by Seller, including that Buyer agrees to pay a non-refundable Buyer's Premium of ten percent (10%) of the bid price ("Bid Deposit") to a title insurance company of **LEAC's** choosing (the "Escrow Agent"), which is included as a part of the purchase price. The Bid Deposit upon closing of the sale and title transfer pursuant to this sales contract, pay to **LEAC** an amount equal to 10% of the bid price (the "Buyer's Premium"). Seller agrees to sell and convey to Buyer the following described real estate (the "Property"):

Address: _____

Parcel ID: _____

Legal Description:

Interest being sold:

AS SET FORTH IN THE TITLE INSURANCE COMMITMENT

Insurable Fee Simple or Leasehold, subject to those exclusions and exceptions as set forth in the title insurance commitment.

2. Purchase Price Computation:

Bid Amount

\$ _____

Deposit/Buyer's Premium

\$ _____

Equals Purchase Price

\$ _____

Minus Deposit Received

\$ _____

Equals Balance Due

\$ _____

(Balance due at closing in cash or certified or cashier's check.)

3. **Closing:** Shall be on or before _____ at the offices of _____.

4. **Possession:** Shall be given at closing.

5. **No Contingencies:** Buyer is buying this property with no contingencies whatsoever except those as provided in this contract relating to an insurable title to be provided by Seller to the Buyer at closing. Buyer's obligation to close shall not be subject to any financing contingency. Buyer reserves the right to obtain a loan. Failure to close due to lack of funds shall be considered a default by Buyer.

6. **Closing Costs:** All real estate taxes and maintenance fees/association dues for the current year and rents, if any, shall be prorated as of the date of closing. Each party shall pay its respective attorney fees.

7. **Seller's Duties.** Seller shall convey insurable title by statutory warranty deed ("Deed") or assignment of leasehold interest (if applicable), subject to all items as listed in the title insurance commitment, and all restrictions, easements, and covenants of record and subject to any zoning ordinances, regulations and laws of governmental authorities, which buyer has independently investigated. Seller shall be responsible at Seller's cost for supplying all items listed on Schedule BI (Requirements to Insure) that apply to Seller, upon request of the Buyer or title insurer. Seller shall pay any unpaid taxes or governmental or association assessments for prior years and up to and including the date of closing.

8. **Buyer's Duties.** Buyer shall pay for preparation of the Deed, the title insurance commitment, the recording fee and transfer tax on the Deed, title insurance premiums, survey, all costs and expenses relative to any loan facilitating the purchase of the Property and additional charges of the closing agent. If Buyer elects to obtain title insurance, then Buyer shall be responsible for meeting all Schedule BI (Requirements to Insure) applicable to Buyer as required by the title insurer. Buyer acknowledges that has searched and examined the title to the property.

Sample Contract

9. Breach: Buyer and Seller explicitly covenant one with the other to relate to one another, in all matters concerning this Contract, in good faith and with fair dealing. If Seller breaches this contract, Buyer shall have all legal rights and remedies available under Florida law against Seller, including but not limited to reimbursement for the payment of the Buyer's Premium. If Buyer breaches this Contract, Seller shall have all legal rights and remedies available under Florida law against Buyer, including but not limited to a right to void this Contract and sell the Property as soon as possible to another buyer. Should any party to this Contract bring an action against any other party to enforce any claim hereunder, the prevailing party or parties shall be entitled to recover all costs of said action and reasonable attorney fees. The term "prevailing party or parties" as used in this paragraph shall be defined as the party or parties in whose favor a court shall rule or against whom no relief is granted, provided such ruling becomes final (meaning appellate review has been exhausted or waived or the time has passed). The parties agree that legal jurisdiction over matters relating to this contract shall be in the State of Florida and the county in which the Property is located.

10. DISCLAIMERS: THE PROPERTY SHALL BE CONVEYED AND ACCEPTED IN "AS IS-WHERE IS WITH ALL FAULTS" CONDITION. EXCEPT AS EXPRESSLY SET FORTH IN THIS CONTRACT, NEITHER SELLER, NOR SELLER'S AGENT, NOR LUXURY ESTATES AUCTION COMPANY, HAS OR WILL MAKE ANY WARRANTIES OR REPRESENTATIONS OF ANY KIND OR CHARACTER, EXPRESSED OR IMPLIED, WITH RESPECT TO THE PROPERTY, INCLUDING, WITHOUT LIMITATION, ANY WARRANTY OR REPRESENTATIONS TO THE HABITABILITY, DESIGN, QUALITY, MERCHANTABILITY, CONDITION, ENVIRONMENTAL STATUS, MATTERS OF SURVEY OR FITNESS FOR ANY PURPOSE, ALL OF WHICH ARE EXPRESSLY DISCLAIMED.

Except for the warranties and representations expressly set forth in this Contract, Buyer is relying solely on its own expertise and information. Buyer has conducted such investigations and inspections of the Property as it deemed necessary and/or appropriate and shall rely upon the same. Neither Luxury Estates Auction Company nor the Seller warrants the transfer of any personal property that may have been associated with the real property being transferred under this contract.

11. Auction Fees and Waiver: Buyer and Seller acknowledge that Luxury Estates Auction Company has acted solely as a Seller's agent in this transaction and Buyer agrees that Buyer's payment of a Buyer's Premium to Luxury Estates Auction Company is being paid as consideration for the benefit of Seller and not for any services rendered to Buyer by Luxury Estates Auction Company under this Contract. Seller acknowledges and agrees that upon the execution of this contract that Luxury Estates Auction Company has fulfilled all conditions precedent to earn an auction fee per Seller's Listing Agreement with Luxury Estates Auction Company and that payment is due upon the closing of this transaction. Buyer and Seller agree that in the event of any dispute or claims arising out of this contract that the Buyer's Premium is not refundable. **BUYER AND SELLER HEREBY RELEASE LUXURY ESTATES AUCTION COMPANY FROM ANY CLAIMS ARISING BETWEEN THEM AND HOLD LUXURY ESTATES AUCTION COMPANY HARMLESS THEREFORE, INCLUDING BUT NOT LIMITED TO ANY CLAIM FOR REFUND OR REIMBURSEMENT OF THE BUYER'S PREMIUM.**

If Buyer or Seller breaches this Agreement, the breaching party(ies) shall be liable to Luxury Estates Auction Company for the payment of the Buyer's Premium. Therefore, Buyer and Seller agree and covenant that Luxury Estates Auction Company may enforce Paragraph 11 through all lawful process against the party or parties breaching this Contract. Should Luxury Estates Auction Company bring an action against any other party to enforce payment of the Buyer's Premium, the prevailing party or parties to the action shall be entitled to recover all costs of said action including reasonable attorney fees. The term "prevailing party or parties" as used in this paragraph shall be defined as the party or parties in whose favor a court shall rule or against whom no relief is granted, provided such ruling becomes final (meaning appellate review has been exhausted or waived or the time has passed). The parties agree that legal jurisdiction and venue over matters relating to this paragraph shall be in the State of Florida and the county in which the Property is located.

12. Riders: The following Riders shall apply and be attached and made a part of this contract as if set forth in full herein:

- ☐ Florida Disclosures & Waivers ☐ New Condominium Prospectus ☐ Homeowner's Association
☐ Other _____

13. Miscellaneous Provisions. This Contract contains the entire agreement of the parties relating to the subject matter hereof and shall not be changed except by their written consent and shall be binding on the parties' successors and assigns. The various paragraphs and provisions of this Agreement are declared severable, and should any one be invalid, the remainder of this Agreement shall remain in full force and effect. **TIME IS OF THE ESSENCE IN THIS CONTRACT OF THE RESPECTIVE OBLIGATIONS OF THE PARTIES HERETO.**

Buyer _____ Date _____

Seller _____ Date _____

Buyer _____ Date _____

Seller _____ Date _____

Effective Contract Date: _____

By: _____

Agent, Luxury Estates Auction Company

Deposit Received by Luxury Estates Auction Company

Cashier's Check(s): \$ _____

Personal Check(s): \$ _____