

AUCTION

Beauty on Malibu's Billionaire Beach

Presented by **CAROL BIRD WEA**
Associate Broker

PREMIERE ESTATES
AUCTION
COMPANY
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Orig'l List \$65 Million • Starting Bid \$22 Million
21804 Pacific Coast Highway Malibu, CA 90265

ONE DAY, ONE CHANCE EVENT
SUNDAY, SEPTEMBER 18th
Noon On Site



The Grandest of the Grand

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The Grandest of the Grand...an absolute beauty on Malibu's Billionaire Beach, home to celebrities and moguls known worldwide. Newly constructed in 2005 on 0.54 acres with approx. 150 feet of sandy Carbon Beach frontage, this sunny, voluminous estate sits within the first 3 miles of Malibu's 27-mile long stretch of California coast— a short distance from West Los Angeles, LAX and Beverly Hills.

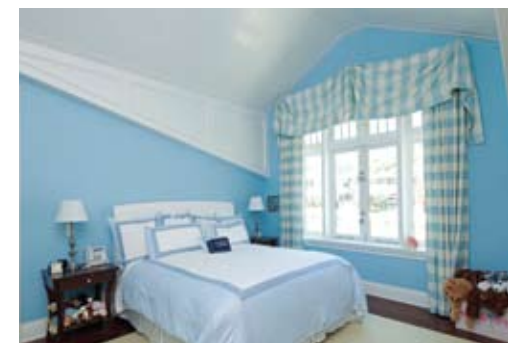
Impeccably constructed in 2005, this gorgeous estate's extraordinary features include:

- 75-ft. two-lane Lap pool and Spa (Malibu's largest ever permitted)
- Green grassy Yard with steps to the sandy beach
- 90-ft. Oceanfront Great Room and 40-ft. Oceanfront Kitchen/Family room (both open to the 4,500 sf Oceanfront Deck and Outdoor Kitchen)
- 3-car garage plus parking for 14 cars at street curb
- 12 additional parking spots on opposite curb





Master Suite



Kids' Wing

The bright and airy second floor has Five Bedrooms En Suite PLUS...

- An enormous Oceanfront Master Suite with two fireplaces, exquisite dual baths (each has steam and spa) and two huge dressing rooms
- Two gorgeous Oceanfront Guest Suites
- Kids' Wing with:
 - Second Family Room/Playroom
 - Two adorable children's Bedrooms, each with private bath
 - Main Laundry Room (smaller Laundry Room is downstairs)



The 10,500 sf
(approx.) of living
space includes:

- Four fireplaces
- Exquisite Library/Study with massive Aquarium
- Oceanfront Gym and Office
- Professional Theater
- 9.5 Bathrooms



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90-Ft Oceanfront Great Room

Southern exposure delivers a daily sunrise exploding with color as well as awesome sky-filled drama at sunset

180-degree
lateral views



Glorious Sunsets

AUCTION INFORMATION

HOW TO BID

1. You must pre-register. Go to www.PremiereEstates.com or call us to obtain registration form. Please submit via mail, email, or fax prior to the auction, or you may bring with you on Auction Day.
2. Submit a \$150,000 cashier's check payable to Chicago Title Escrow Co. either by mail or via wiring (contact Premiere for wiring info) by Saturday, September 17 at Noon. If you're bidding in person, you may bring cashier's check with you on Auction Day.
3. You may choose to bid on site, by telephone, or by proxy.

BUYER'S PREMIUM

A seven-and-one-half percent (7.5%) buyer's premium will be added to the winning bid price.

BROKER COOPERATION

Brokers must register prior to Auction Day by Saturday, September 17 at Noon. A two percent (2%) commission will be paid to any properly licensed California broker who registers the successful buyer according to Premiere Estates' Buyer/Broker guidelines.

Premiere Estates Auction Company (PEAC) is the auctioning agent and Westside Estates Agency is the listing broker. Any announcement made on-site on auction day will supersede any oral or written statement made prior to that time. Information contained herein was derived from sources believed to be correct, but is not guaranteed. The auctioneer may open the bidding at a price which may differ from the opening bid price listed on any Multiple Listing Service or other literature and print. The Auctioneer reserves the right to postpone or cancel the auction, to withdraw the property from the auction and to change any terms of the auction or particular conditions of sale upon announcement prior to or during the course of the auction. Bids shall be accepted in a manner and in such increments as shall be determined by the Auctioneer. There is a reserve on the property. The seller is not obligated to sell the property if the reserve is not met. This document may not be reproduced in whole or in part without the written permission of PEAC. BOND #351269 • DRE # 01375969 • DRE # 11076073

*Ten percent (10%) down payment includes \$150,000 registration deposit. It is the buyer's responsibility to obtain financing.



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