

*Former Home of*  
**SENATOR JOHN and CINDY McCAIN**

**Phoenix, Arizona**

*Offered Exclusively At*

# AUCTION

**SATURDAY, OCTOBER 25 AT 1:00 PM**



**PREVIEWS BY APPOINTMENT ONLY**  
**Oct. 12, 18, 19, 21, 22 & 23 - From 1:00 to 4:00 p.m.**

**THE LARSEN COMPANY**

REAL ESTATE AND AUCTION

**(800) 697-2615 Toll Free (480) 844-1221 Office**  
**[www.thelarsencompany.com](http://www.thelarsencompany.com)**

In Cooperation with Bob Hassett - Russ Lyon | Sotheby's International Realty

*Perfect for a family or corporate retreat!*



The McCain Estate is ideally located in exclusive North Central Phoenix at 7110 N. Central Avenue.

This gracious private residence is gated and secure on a sprawling 2.7-acre estate lot. The resort-style grounds are impeccably groomed with lush front and side yard lawns, mature shade trees and a vast expanse of canterra stone patios surrounding a sparkling, oversize pool.

Three separate ramadas complete the setting and offer the finest in outdoor entertaining that the Old World Tuscan design inspires.

*Private and Stately*



# Classic North Central Estate

This piece of Arizona history includes approximately 15,000 square feet of livable space with 13 bedrooms, 14.5 baths and garage space for 7 cars. New additions include the plush theater room and large exercise room.

Step inside the main residence and into the feel of classic, old world elegance. Travertine and hardwood floors guide you through a rich expanse of luxury living where style and grace abound. Highlights include a gorgeous formal living room, stately wood paneled office and warm and inviting family room. The family-style kitchen provides a welcome retreat along with features that will please the most discriminating gourmet. Enjoy the subtle surprise of the wine-tasting room nestled adjacent to the formal living room and exquisite formal dining room.



The master suite is a world of its own with the warmth of a wood-beamed ceiling, wood floors and carved canterra stone fireplace. The private patio, complete with spa and fireplace, inspires a romantic touch.



*The Former Home Of*

**Senator John and Cindy McCain**  
is being offered for sale exclusively at

# AUCTION



*The residence was Cindy McCain's childhood home  
and the family's home for 20 years.*



This spectacular property is truly one-of-a-kind with respect to its intrinsic value and historic origin. All furnishings will be included in the sale. We invite you to preview the home and make plans to attend the auction.



# Auction Information

## **Auction Format:**

The auction will be held on October 25, 2008 at 1:00 PM at the property, 7110 N. Central Ave., Phoenix, AZ 85020. All bidding is open and public. Bidders must present a cashier's check for \$100,000.00 made payable to the bidder in order to bid.

To bid during the auction, you need only raise your hand or instruct your bid assistant to bid for you.

## **Previews:**

On-site inspections by appointment only will be held October 12,18,19,21,22 and 23 from 1:00 to 4:00 PM. Call the auction company to make arrangements.

## **Financing:**

No seller financing will be provided. This is an all cash sale and not contingent on financing.

## **Winning Bid:**

**There is no minimum opening bid.** The auction is being conducted subject to seller's approval.

## **Buyer's Premium:**

A 10% buyer's premium will be added to the high bid amount to determine the Total Purchase Price.

## **The Successful High Bidder:**

The successful high bidder will be required to surrender their \$100,000.00 initial deposit at the time of Sale in acceptable tender. Cashier's Check, Certified Check, Money Order or Cash is acceptable made payable to the bidder for endorsement to or made payable directly to Fidelity National Title. If the bidder's initial down payment is less than 10% of the Total Purchase Price, then it MUST be increased to a full 10% by cashier's check of wired funds within 4 days from acceptance by Seller.

## **Back-Up Bidder:**

The next highest bidder below the Successful High Bidder will be invited to sign a Purchase Contract in the amount of their Total Purchase Price immediately upon conclusion of the bidding and deposit their cashier's check made payable to Fidelity Title. The Back-Up Bidder's down payment will be held until 5:00 PM October 29, 2008, at which time it will a) be returned to the Back-Up Bidder upon Seller's receipt of High Bidder's additional earnest deposit or b) become immediately non-refundable upon the Default of the High Bidder and Back-Up Bidder will be notified that the Seller has executed their approved Purchase Contract. The back-up Bidder will have four (4) days to increase the amount of the earnest money deposit to a full 10% of the Total Purchase Price of the contract. These funds shall be made by cashier's check or wired funds.

## **Closing Date:**

The closing date shall be on or before 30 days from acceptance of either the High Bidder's or Back-Up Bidder's Purchase Contract.

## **Conduct of the Auction:**

Announcements made at the podium at the time of the sale take precedence over all printed materials or previous statements. The property is being sold on an "AS IS, WHERE IS" basis. A complete inspection of the property by you and you experts, prior to the auction, is invited. Buyer and/or any persons receiving information regarding the property to be sold acknowledges and agrees that the property is being sold in it's "AS IS" condition and neither Seller nor Broker/Auctioneer makes any warranty or representation regarding the property, including any structure thereon or any matter relating to such property or any such structure and further acknowledges that no agent acting on behalf of Seller has been authorized to make any such warranty or representation.

Buyer acknowledges that it is relying solely upon it's own investigation of the property and not upon any statement made by Seller or Broker/Auctioneer or their agents.

The Seller will be providing, at their expense, a full Home Warranty through 1st American Home Warranty. Renewed through 12/18/09.

## **Agency Disclosure:**

It is understood that The Larsen Company is a licensed Real Estate Broker in the State of Arizona and is working with Russ Lyon / Sotheby's International Realty on behalf of the Seller.

## **Broker Participation Invited:**

A 2% referral fee of the High Bid Price will be paid at closing from the commission due the Broker/Auctioneer to the licensed real estate broker whose prospect pays for and settles on the property. To qualify for the referral fee, the real estate broker must:

- Be a licensed real estate broker who will abide by the National Realtors Code of Ethics.
- Register their prospect before October 23, 2008 by mail, e-mail or facsimile to The Larsen Company, 224 W. 2nd St., Mesa, AZ 85201 slarsen@thelarsencompany.com (480) 844-0155 fax
- Ensure that the registration is received prior to the inspection of the property by the prospect.
- Attend the auction with the prospect.

No referral fee will be paid if the principle or any member of their immediate family is participating in the purchase of the property. There can be NO EXCEPTIONS to this procedure and no oral registrations will be accepted.

**Buyer Incentive Program:** Call auction company for details.

## **Disclosure:**

The Seller or its agent assumes no liability for the information or its accuracy, errors or omissions. ALL SQUARE FOOTAGE, DIMENSIONS AND TAXES IN THIS BROCHURE ARE APPROXIMATE.

This listing may be modified or withdrawn without notice at any time.



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**SATURDAY, OCTOBER 25 AT 1:00 PM**

*Former Home of Senator John and Cindy McCain*



Guests will feel pampered in either of the two guest quarters as both homes boast the same attention to detail as the main residence and are extensively furnished and appointed.

15,000 sq. ft. - 2.7 acre Estate - 13 Bedrooms - 14.5 Baths - 7-Car Garage

Sold Tastefully Furnished and Appointed

**THE LARSEN COMPANY**

REAL ESTATE AND AUCTION

224 West 2nd Street - Mesa, Arizona 85201

**NO MINIMUM OPENING BID!**

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