

# Real Estate **AUCTION** *Burlington, Iowa*



Home located at 1008 South 3rd Street, Burlington, IA

**OPEN  
HOUSE**

Wednesday,  
May 22nd,  
from 4-5pm



## THURSDAY, JUNE 13, 2019 AT 4PM

**Randy & Sharon S. Bennett**

For more information contact auction manager Nate Larson  
of Steffes Group, 319.385.2000 or by cell, 319.931.3944



# SteffesGroup.com

Steffes Group, Inc., 2245 East Bluegrass Road, Mt. Pleasant, IA 52641 | 319.385.2000





# RIVER VIEWS!

This well maintained 3 bedroom home has phenomenal river views which encompasses: Railroad Bridge, Great River Bridge as well as a lovely view of the downtown area. This is truly a "one of a kind", unique home, great for entertaining with its wide open floor plan. The views and comfort of both indoors as well as the outdoor space is remarkable with resort like living right in your own backyard!

This 3 bedroom home with 2 1/2 baths and 2,092 sq.ft. of total living space was rebuilt on the existing foundation in 1990, with an addition of the living room, porch, catwalk, garage, deck & pool completed in 1996. All located in a very well established neighborhood.

## Main Floor

- Spacious 26'x 32' living room with skylights, wood burning fireplace, floor to ceiling windows with outstanding river views!
- Three season attached sunroom with exposed aggregate flooring, 10' X 18'.
- Kitchen, 13'x 15' with Hickory cabinets, large island, granite & wood, ultra modern lighting and appliances.
- Dining room, 12'x 20'.
- Master bedroom 20'x 25', master bath with Jacuzzi bathtub & floor to ceiling windows.
- Powder room, 4'x 6'.
- Main level laundry with washer & dryer.
- 1st floor handicap accessible.

## Upper Level

- Sitting/Media/Loft room, 13'x 16'.
- Balcony/walk over living room, 8'x 16'.
- Bedroom, 16'x 16'.
- Bedroom, 13'x 14'.
- Bathroom, 8'x 12'.

## Amenities

- 3 tier deck with above ground pool.
- Oversized 21'x 30' attached 2 car garage.
- Beautiful landscaping.
- Premium Cedar siding, double dipped.
- Oversized gutter system, tiled underground.
- Large 60'x 252' lot.
- Partial basement.
- 200 amp electric service.
- New roof in 2012.
- New furnace in 2012.
- Central air.
- Hard wired smoke alarm system, w/battery backup.
- Radon remediation system.
- Whole house security alarm system.



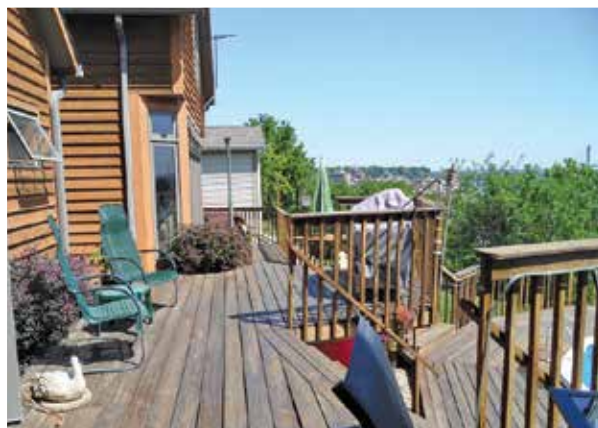
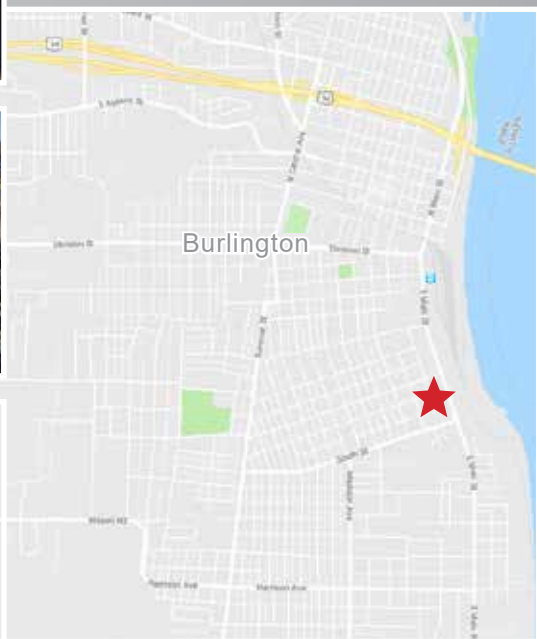
**LIVE AUCTION**  
with **ONLINE BIDDING!**





## Auction to be held onsite at 1008 South 3rd Street, Burlington, Iowa

**AUCTIONEER'S NOTE:** A rare opportunity to bid your price on a home with river views. This home has been meticulously maintained and is ready for a new owner to enjoy all this home has to offer. This will be a live onsite auction event with online bidding.



**Terms:** 10% down payment on June 13, 2019. Balance due at closing with a projected date of July 26, 2019, upon delivery of merchantable abstract and deed and all objections have been met.

**Possession:** Projected date of July 26, 2019.

**Real Estate Taxes:** To be prorated to date of possession on the basis of the last available tax statement. Seller shall pay any unpaid real estate taxes payable in prior years.

**Gross/Net Taxes:**

Gross	\$3,425.41
Homestead Cr.	(\$201.00)
Net (Rounded)	\$3,224.00

**Included:** Above ground pool, Refrigerator, Stove, Dishwasher, Washer, Dryer

**Not Included:** All personal property

**Special Provisions:**

- This real estate is selling subject to any and all covenants, restrictions, encroachments and easements, as well as all applicable zoning laws.
- This auction sale is not contingent upon Buyer's financing or any other Buyer contingencies.
- Purchasers who are unable to close due to insufficient funds or otherwise, will be in default and the deposit money will be forfeited.
- The buyer acknowledges that buyer has carefully and thoroughly inspected the real estate and is familiar with the premises. The buyer is buying this real estate in its "as is" condition and there are no expressed or implied warranties pertaining to the condition of the real estate.
- Steffes Group, Inc. is representing the Seller.
- Any announcements made the day of sale take precedence over advertising.

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2245 East Bluegrass Road  
Mt. Pleasant, IA 52641

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Real Estate

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