

# Huge Lake View Home Real Estate Auction

**TIMED ONLINE**



Built on Trust.



*Clear Lake, Iowa*



Opens: Wed., June 3rd / **Closes: Wednesday, June 10, 2020 at 4PM**

*Open House on Friday, May 22nd from 2-4pm*

Located at 1116 North Shore Drive, Clear Lake, Iowa

## **FEATURES**

- **5 BEDROOMS**
- **5 1/2 BATHS**
- **7,464 SQ. FT.**
- **VRBO POTENTIAL**

For information contact Steffes Group,  
641.423.1947; or Nate Larson, 641.530.5528  
or Duane Norton, 515.450.7778



# SteffesGroup.com

Steffes Group, Inc. | 641.423.1947  
2245 East Bluegrass Road, Mt. Pleasant, IA 52641





**OPEN HOUSE ON  
MEMORIAL DAY WEEKEND  
Friday, May 22nd, 2-4PM**



## HUGE LAKE VIEW HOME!

Looking for a spacious lake view home with public access steps away? How about a family retreat with VRBO income potential? Take a look at this home with five bedrooms, 5 1/2 baths and 7,464 of total sq. ft. This home received an extensive home makeover in 1999, along with an expansive addition. Come preview this home to take in all this property has to offer.

### MAIN LEVEL

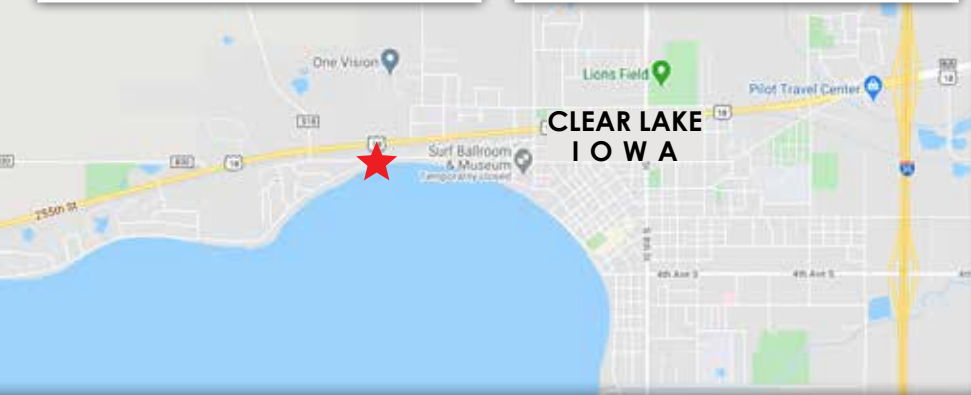
- Grand open stairway
- Beautiful kitchen with Woodharbor maple cabinets, Avonite countertops, breakfast counter, pantry and plenty of cabinet storage. Appliances include a Jenn-Air electric stove top, Jenn-Air double oven, microwave & dishwasher
- Dining area with bay window, buffet, window seating & showcase cabinetry
- Living room with gas fireplace, built-in cabinets & shelving along with an adjoining family room with built-in cabinetry & French pocket doors
- Enjoy the lake views from the concrete patio with hot tub, located off of the living room
- Master bedroom with lake views, adjoining office or nursery, walk-in closet, and two ensuite bathrooms. One bathroom being a full bathroom with shower & jetted tub, the second bathroom being a 3/4 bathroom and closet
- Two bedrooms adjacent to a bathroom with two separate vanities and a shared bathtub & stool
- Bedroom with built-in vanity & sink
- Bedroom with double closets & a full bath
- Laundry room
- Half bath adjacent to the kitchen

### LOWER LEVEL

- Heated four car garage with concrete driveway and additional off street parking
- Other amenities of the home include a Schumacher elevator, Beam central vacuum system, 14'x16' vinyl deck, two high efficient gas forced air furnaces with central air units
- Family room with walkout to the vinyl fenced backyard
- Hobby room with built in cabinets & workspace
- Game room with ping pong table
- 3/4 bath

**OVER 50 PHOTOS  
Online at SteffesGroup.com**





**Included:** Jenn-Air electric stove top, Jenn-Air double oven, Microwave, Dishwasher, Beam central vacuum system, Hot tub, Ping pong table.

**Not included:** Kinetico water softener system.

**Terms:** 10% down payment on June 10, 2020. Balance due at closing with a projected date of July 24, 2020, upon delivery of merchantable abstract and deed and all objections have been met.

**Possession:** Projected date of July 24, 2020.

**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	\$11,326.05
Homestead Cr.	\$136.04
Net (Rounded)	\$11,190.00

**Assessed Value:** \$787,040

**SPECIAL PROVISIONS:**

- This online auction will have a 5% buyer's premium. This means the buyer's premium in the amount of five percent (5%) of the bid amount shall be charged to the Buyer and added to the bid amount to arrive at the total contract purchase price.
- Down payment is due on the day the bidding closes. Signing of the contracts will take place through email and electronic document signatures.
- 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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**HUGE LAKE VIEW HOME  
Real Estate Auction**



**CLOSES: JUNE 10, 2020 AT 4PM**

*Clear Lake, Iowa*

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