THREE BEDROOM HOME
This home would make a great investment for the first time
home buyer or real estate investor! The three bedroom, 1 bath home offers 1,040 sq.ft. on the main level and was
built in 1962.

MAIN LEVEL
• Living room with carpet (hardwood floors underneath)
• Eat-in kitchen with pantry closet, refrigerator, gas stove &
dishwasher
• Three bedrooms with carpet (hardwood floors underneath)
• Full bathroom

BASEMENT
• Family room
• Bar area
• Workshop area
• Laundry/Utility room with washer, dryer, shower & sink

AMENITIES
• Carrier high efficient gas forced air furnace with central air
• Vinyl replacement windows
• One car attached garage
• Lawn shed
• Approx. 40’ x 135’ corner lot

INCLUDED: Refrigerator, Stove, Dishwasher, Washer, Dryer, Lawn shed.

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 $1,679.89
Homestead Cr. $(196.09)
Net (Rounded) $1,484.00

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 and signing of the contracts will take place
through email and electronic document signatures.
• 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.

CATHY MERRITT ESTATE
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