

# 42 FAIRVIEW AVENUE, BINGHAMTON, NY 13904-1729

AUCTION THURSDAY JANUARY 22, 2015 AT 7 PM

OPEN HOUSES: WED. JAN. 14<sup>th</sup> 5-7 PM & MON. JAN. 19<sup>th</sup> 5-7 PM

4 BEDROOM – 2 FULL BATHS – READY TO MOVE IN – VERY NEAT & CLEAN  
**UPSET PRICE \$54,900 – THE MINIMUM SELLING PRICE**

Tax #145.79-3-25  
City of Binghamton  
Broome County  
Lot – 40' Front x 103' Deep  
Public sewer & water  
Municipal gas & elect  
Newer Furnace Gas – Forced Air  
Gas Hot Water Heater  
Zoned 210 – 1 Family

## First Floor:

Living Room 21'3" x 11'5"  
Dining Room 13' x 11'6"  
Kitchen 9'6" x 9'  
Bedroom 12' x 15'  
Mud Room 5'10" x 5'4"  
Full Bath 6' x 6'

## Second Floor

Bedroom 1 10'3" x 9'10"  
Bedroom 2 10'3" x 11'8"  
Bedroom 3 10'7" x 9'8"  
Full Bath 9'10" x 7'

Attic – walk up  
Basement – concrete block, poured floor  
1-Car Detached Garage with concrete floor  
New Vinyl Siding  
New Roof  
Aluminum Storms and Screens  
Oak Floors  
Appliances stay: Stove, Refrigerator plus  
Washer & Dryer. All are sold "as is."

School: Binghamton School System  
Total Assessment \$59,900 (full value \$72,169)  
Land Assessment \$10,300

Tax: T&C \$962.09  
Tax: School \$834.67 \*

\*Note: before Star program

Tax: Total = \$1,796.76

**HEIRS ARE VERY INTERESTED IN SELLING  
AND THAT IS WHY THEY WILL SELL FOR  
ONLY \$54,900**

**TERMS: 10% BUYER'S PREMIUM.** The opening bid is \$54,900. Down payment of 10% is due at the conclusion of bidding. The down payment is non-refundable if buyer is unable to close. The down payment will be returned if the seller is unable to close. The buyer has 30 calendar days to provide written assurance of financing, thereafter the sales contract is void. Possession upon closing, to be within 60 days after signing contract. The property is sold 'as is' with a Warranty deed. We guarantee clear and marketable title with no financial encumbrances. We cannot be responsible for anything we are not aware of or have not specifically stated. Other conditions may be announced prior to sale of property, which will take precedence over printed material. Auction is conducted by *Connelly Realty*, Robert J. Connelly, Broker and Auctioneer, as agent for the seller only, and not the buyer.

## **Connelly Realty**

205 State Street  
Binghamton, NY 13901  
(607) 722-9593  
[www.bobconnelly.com](http://www.bobconnelly.com)



**For information & Pictures:  
[www.AuctionZip.com](http://www.AuctionZip.com)  
Auctioneer #1162**

**Call for appointment to view.**



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