

42 FAIRVIEW AVENUE, BINGHAMTON, NY 13904-1729

AUCTION THURSDAY JANUARY 22, 2015 AT 7 PM

OPEN HOUSES: WED. JAN. 14th 5-7 PM & MON. JAN. 19th 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

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**For information & Pictures:
www.AuctionZip.com
Auctioneer #1162**

Call for appointment to view.