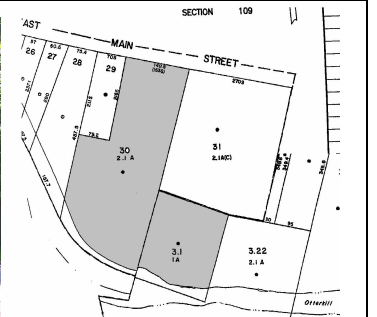


HISTORIC HOME – 59 E MAIN ST., WASHINGTONVILLE, NY 10992

TWO PARCELS TOTALING 3.1 ACRES TO BE SOLD TOGETHER

Address: 59 East Main Street	Village: Washingtonville	Town of Blooming Grove	Zoned: O-R (office/residential)
Direction: From NY 17 exit 126 at Chester/Florida, left on NY 94, left on Main St.. (NY 94) app. 8 miles	1 st Floor: Pantry 4-10 x 6-6 Kitchen 14 x 11-3 Dining Room 14-2 x 12-8 w Bay Window 4-4 x 7-5 Family Room 15-5 x 11-7 Living Room 16-5 x 15 Entrance Hall 5-6 x 15-2	2 nd Floor: Office/Den 8-7 x 8 Master Bedroom 13-2 x 16 w wide plank floor Bedroom 12-6 x 10-7 Bedroom 8 x 13-4 Bedroom/Den 5-6 x 19-6 Bath 5 x 10	County: Orange Exterior: Vinyl Siding Foundation: Laid Stone Full walkup attic & walk-out basement 2-Story Carriage Barn w 2 horse stalls, work shop & walkup loft Municipal water & sewer
59 East Main Street: Total Assessment: \$ 37,700 Land Assessment \$ 14,300 Full Market Value: \$ 237,188 1 Acre Assessment: \$ 2,600	School Tax: \$ 4,597.99 Town Tax: \$ 964.16 County Tax: \$ 810.56 Village Tax: \$ 1,119.32 Total Tax: \$ 7,492.03	School Tax: \$ 317.11 Town Tax: \$ 66.50 County Tax: \$ 55.90 Village Tax: \$ 77.20 Total Tax: \$ 1,116.71	Screened side porch 8-6 x 16 Side Porch 8 x 34 110 circuit breakers Oil fired hot water heat Security system



TERMS: 10% BUYER'S PREMIUM. The opening bid is \$350,000. Downpayment of 10% is due at the conclusion of bidding. The downpayment is non-refundable if buyer is unable to close. The downpayment 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 and deposit is forfeited. Possession upon closing, to be within 60 days after signing contract. The property is sold 'as is' with an Executrix's deed. We guarantee clear and marketable title with no encumbrances. We can not 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. This auction is conducted by *Connelly Realty*, Robert J. Connelly, Broker and Auctioneer, as agent for the seller only, and not the buyer.

AUCTION DATE: SATURDAY, JULY 14, 2007 12 NOON
OPEN HOUSE: SUNDAY, JULY 8, 2007 11 – 3 PM OR CALL OUR OFFICE FOR AN APPOINTMENT
OPENING BID: \$ 350,000
RESERVE: THE ESTATE RESERVES THE RIGHT TO ONE BID AND ONLY ONE BID



♣♣♣ CONNELLY REALTY ♣♣♣
205 STATE STREET, BINGHAMTON, NY 13901-2711 - PHONE (607) 722-9593
♣ ROBERT "BOB" CONNELLY ♣ BROKER/AUCTIONEER ♣
FOR MORE INFORMATION: www.bobconnelly.com

