

239 RIVERSIDE DRIVE, JOHNSON CITY, NY 13790

2 BEDROOM, 1 STORY HOUSE WITH ATTACHED GARAGE

Address: 239 Riverside Drive		City: Johnson City, NY	County: Broome	Zoned: Residential
Direction: Located on the north side of Riverside Drive, just east of the Susquehanna Nursing Home.		Kitchen 8x12 Living Room 14x19 Bedroom 10x12 Bedroom 12x14 Dining Area 8x12 Full Bath 8x7	Attached Garage 10x18 Fireplace in Living Room Basement: Hookups for washer and dryer and utility sink Age: Built 1940 Sq. Footage: 928	Exterior: Cedar Shingle Foundation: Poured Concrete New Replacement Tip-Out Vinyl Storms & Screens Windows 2 Stoves – one in the Kitchen and one in the Basement
Owner: Nicholas A. Balaci Near to schools, shopping and highways.		Tax Map #159.41-1-9 Full Value: \$ 68,000 County Taxes \$ 483 Town taxes: \$ 90 School Taxes: \$ 1,484 Village Taxes \$ 911		1 Car Attached Garage Heat Type: Gas – Forced Hot Air, high efficiency, new in 2000 New gas hot water heater Updated electrical with new breaker switches – 110 and 220
		School District – Johnson City	Lot Size: 50 Frontage (S); 50' N 122.5' E; 147.7' W	The owner has recently moved to an assisted living facility and the family is very interested in selling. This is a GREAT opportunity to buy a starter home; it needs updating but you could move in.



TERMS: 10% BUYER'S PREMIUM. The opening bid is \$40,000. 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 a Warranty 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: FRIDAY, SEPTEMBER 12, 2008 7:00 PM
OPEN HOUSE: THURSDAY, AUGUST 28, 2008 5:00 – 7:00 PM OR CALL OUR OFFICE FOR AN APPOINTMENT
OPENING BID: \$ 40,000 – MINIMUM SELLING PRICE



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



