

2 ON-SITE REAL ESTATE AUCTIONS SATURDAY, SEPT. 22nd AT 12 NOON

118 FAIRVIEW AVENUE, DUBOIS, PENNSYLVANIA 15801
DB 354-159 – DB 462-296 – DB 1363-331

**Brick house w large 2-car brick garage located on 3 lots
containing approximately 0.57 acres.**

1st Floor

Living room 12x19' 6" beam ceiling, built in book cases at each end, fireplace and natural woodwork.

Dining room 11'9" x 13'3" w natural woodwork in Mission Arts & Crafts style with beamed ceilings.

Kitchen 11'4" x 12 with QuakerMaid cabinets, Jenn-Air range, Frigidaire double door stainless steel refrigerator, stainless steel dishwasher by KitchenAid, built-in Thermatronic combination oven and microwave wall unit with beamed cathedral style ceiling.

Half bath with a closet storage space next to it which could be made into a full bathroom

Sun porch 14'3" x 19'5" which is enclosed and heated, walls are brick and has an older built-in fountain.

2nd Floor 3 bedrooms, bathroom & dressing room with a sink (could also be used as a nursery)

#1 bedroom – 11'10" x 13'

#2 bedroom – 11'5" x 12' with two closets

#3 bedroom – 12' x 11'10" with a brick fireplace and built-in cabinets and bookcases, presently used as a den. Off this bedroom is a 7' x 19' sitting room or could be a large walk-in closet; this is over the sun room.

Bathroom 8' x 7'6", ceramic tile, shower & tub. This has recently been updated.

Dressing room or nursery 11'8" x 6' with sink and a large walk-in closet.

Basement

Walk-out basement with laundry room 10'10" x 10 with new Samsung washer & dryer, both front loading, half bath.

Additional Information

Electrical system has been partially updated with breakers.

Furnace is gas fired hot water, gravity feed to the attic and flows back to the basement by gravity.

Foundation is brick and large laid stone with a poured concrete floor.

All windows, including attic, are modern replacements as are the storm doors.

Roof is 3 years old, cost was \$37,000 with a 50 year guarantee on materials.

Hard wired alarm and fire system.

Walkup attic.

Garage – brick, 24 x 24, with rear addition 9 x 24 for additional storage and windows. There is a full basement under both the garage and addition. There is a fireplace.

On the other side of the house is a 14' concrete driveway.

Gazebo is a 12' octagon with metal roof.

#1 Outbuilding – 12 x16, barn shaped with electricity.

#2 Outbuilding – 8 x 14, barn shaped with electricity.

#3 Outbuilding is partially finished green house, 10 x 20 with a fiberglass corrugated roof and concrete floor

3rd Lot

50' x 150' with a man made waterfall and covered bridge. There is a brick walkway leading to a pond and another bridge. There is laid up large stones next to the walkway. The lot is all fenced in with chain link fencing. The owner is 92 years old; unfortunately her husband passed away several years ago and this lot has not had upkeep.



**THE FAMILY IS VERY INTERESTED IN SELLING
AND THAT IS WHY THEY WILL SELL
118 FAIRVIEW AVENUE, DUBOIS
FOR ONLY \$50,000**

TERMS: 10% BUYER'S PREMIUM. The opening bid is \$50,000. 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. 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 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. Auction is conducted by *Connelly Realty*, Robert J. Connelly, Auctioneer #AU-002261, as agent for the seller only, and not the buyer.

AUCTION DATE: SATURDAY, SEPTEMBER 22, 2012 12-NOON
OPEN HOUSE: SATURDAY, SEPTEMBER 15, 2012 -1:00-3:00 PM
OPENING BID: \$ 50,000 – THE MINIMUM SELLING PRICE

Connelly Realty

AUCTIONEER: Robert J. Connelly AU-002261

205 State Street

Binghamton, NY 13901

(607) 722-9593

www.bobconnelly.com

For more pictures: www.AuctionZip.com, auctioneer #1162

120 EAST WEBER AVENUE, DUBOIS, PENNSYLVANIA 15801

2 Story house with 4 bedrooms, stucco exterior. Some rooms need to have trim added, such as the living room and part of the dining room. This house has been extensively remodeled.

1st Floor

Front entrance parlor 16'3" x 12'

Living room 13'5" x 12'

Dining room 13'8" x 13'3"

Kitchen 15'3" x 11'7", new kitchen cupboards by Diamond with self-closing drawers and door, granite island and counter tops. Stainless steel sink, new fixtures, gas Frigidaire stove, built-in brand new dishwasher. Tile flooring and halogen lighting.

Laundry room 8'8" x 9'9".

Half bath

2nd Floor all floors oak hard wood, except the bathroom

#1 bedroom 13'9" x 12' with large closet, ceiling fan

#2 bedroom 7'7" x 9' with large walk-in closet

#3 bedroom 13'5" x 13

#4 bedroom 13'6" x 9'6"

Bathroom – tile floor and granite double sinks. Completely remolded with large walk-in shower stall.

Garage - 2-Bay 24 x 24 made of concrete block with a poured concrete floor and walkup loft. The roof rafters are insulated, LP heater and electric breaker switches. One bay has an automatic garage door opener.

Additional Information

Foundation is laid block with poured concrete floor, walkout basement and root cellar. Most of the plumbing appears to be brand new, electrical service is new breakers, hot water heater is insulated, new gas fired hot water boiler and new plumbing. The house has been insulated including the sill boards. Windows are modern replacement aluminum storm and screens. New roof on house and garage. Exterior is stucco and is freshly painted. Gutters and downspouts, some are new. Concrete driveway accessible from Fairview or Weber Avenues. Wooden outbuilding, 8' x 12.



**THE FAMILY IS VERY INTERESTED IN SELLING AND THAT IS WHY THEY WILL SELL
120 EAST WEBER AVENUE, DUBOIS FOR ONLY \$35,000**

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AUCTION DATE: SATURDAY, SEPTEMBER 22, 2012 12-NOON
OPEN HOUSE: SATURDAY, SEPTEMBER 15, 2012 -1:00-3:00 PM
OPENING BID: \$ 35,000 – THE MINIMUM SELLING PRICE

Connelly Realty

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Personal Property auction – Selling at 10 AM - very partial listing includes:



Samsung washer VRT trademark, front loader and Roper gas dryer, heavy duty, super capacity with 7 cycles; Approximately 500 books; Native American souvenirs; Shark cleaner; 2 Paper shredders; Large sofa; Mirrors; Several large display cabinets; Assorted cookware; Model "T" Ford kid car, with Briggs & Stratton 5 HP motor; Large Indian dream catcher; Floor fan; Children's chairs; Bookcases; Signed Indian prints; Love Seat; Assorted linens; Lamps; Violin, signed E M Neill, Punxsutawney PA, back is signed Stainer, etc.

