

518 TAFT AVENUE, ENDICOTT, NY 13760 – 5 Bedrooms – 4 Baths

Address: 581 Taft Avenue	Mailing Address: Endicott	Town of Union	Zoned: RST2 -Residential Suburban 2-Family
Direction: Off Pine St/Country Club Road, across from St. Mary's Cemetery, located between Smith and Columbia Drives.	1st Floor: Foyer 7-3 x 13 Kitchen 20-6 x 11-10 Living Room 22-6 x 13-11 Dining Room 12-5 x 11-10 Florida Room 12 x 24-8 Living Room 16-5 x 15 NW Bedroom 16-4 x 12-6 NE Bedroom 13 x 10-2 Full Bath 9-9 x 7-6	2nd Floor: Master Bedroom 17-6 x 16 w Walk-in Cedar Closet Master Full Bath 4-3 x 7-5 SW Bedroom 20-2 x 14-2 SE Bedroom 14-8 x 8-5 Full Bath 4-11 x 8-1 Linen Closet 5 x 4-11 Access to 2 nd floor attic	Basement: Recreation Room 25 x 22-6 Utility Room 17-11 x 13-11 Utility Room 12-2 x 11 Laundry Room 12-2 x 5-8 Work Shop 12-6 x 17-5 Half Bath Room 5-8 x 6-8 Brick Fireplace Entrance/Exit to rear patio
Tax Map #141.11-3-66			
100% Assessment: \$134,000			
Town & County Tax \$1,693.47			
School Tax \$3,204.38			
Total Tax: \$4,897.85			

Exterior: Brick and Aluminum Siding - Foundation Poured Concrete - Lg 2nd Floor Attic, Walk-Out Basement - Extra Lg 2-Car Attached Garage - Newer FA Gas Furnace - Gas Hot Water Heater, New 2002 - Central Air & Central Vacuum
Over 1 Acre - Lot: 175 frontage x 279 N x 133 E x 325 S

Last winter a water pipe froze and water damaged the first floor and basement. SERVPRO remediated the affected areas and removed all the damaged carpeting, flooring and wall board. The 81 year old owner has decided to move rather than remodel and is therefore selling the house "As Is". THIS PROPERTY IS PRICED FAR BELOW MARKET VALUE



TERMS: 10% BUYER'S PREMIUM. The opening bid is \$95,000. 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: THURSDAY, OCTOBER 18, 2007 7 PM
OPEN HOUSE: SUNDAY, OCTOBER 7, 2007 1 PM – 4 PM OR CALL OUR OFFICE FOR AN APPOINTMENT
OPENING BID: \$ 95,000 (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

