

# 133 GRAND AVENUE, VESTAL CENTER, NY

## TO BE AUCTIONED TUESDAY, OCTOBER 24, 2006 AT 7 PM

Address: 133 Grand Avenue Owner: Tina Starchok	Vestal Center, Town of Vestal, County of Broome	Zone: RA-2 (1 or 2 family) School District: Vestal	Type: 1-Story Ranch with a 12 x 30 in ground pool w page fence
Direction: Route 26 South, 1 <sup>st</sup> right turn past Vestal Center sign onto Grand Avenue. Tax Map # 206.009-3-3.0 Lot: 60' Frontage x 151' Deep	Phone: (607) 722-9593 Full Bath; Partial Wooden Privacy Fence in Rear; Attic Scuttle, Pier & Slab Foundation Newer GFHA Furnace	Had Attached Garage owner converted to workshop 25' deep x 11-3, with ceiling hung furnace. Cedar Shake Shingles Siding Some Storm & Screen Windows	Living Room: 18-4 x 11-4 Kitchen: 14-8 x 9-3 Bedroom: 13-2 x 9-9 Bedroom: 9-10 x 10-2 Bedroom: 12-9 x 9-1
Assessments: \$ 3,250.00 Land: \$ 400.00 Sch. Tax: \$ 1,517.75 T&C Tax: \$ 753.25 Total Tax: \$ 2,271.00	Age: Circa 1950 Ranch 110 Volt/ 60 AMP – Fuse Type City Gas, Water & Sewer Dishwasher Stays Hard Wired w Alarm & Smoke	House: 46 Front x 26 Deep Walkout from Garage/Workroom: 10 x 10 Poured Concrete Patio with Covering Roof: Appears To Be Very Good	<b>NOTE:</b> The owner was a 77 yr. old bachelor; a 20-year Naval Veteran and lived a simple life. The house shows deferred maintenance and needs TLC.



**FRONT – LEFT**



**REAR WITH PATIO ON RIGHT**

**TERMS: 10% BUYER'S PREMIUM.** The opening bid is \$30,000. 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 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:** TUESDAY, OCTOBER 24, 2006 – 7 PM  
**OPEN HOUSE:** FRIDAY, OCTOBER 20, 2006 – 5 TO 7 PM  
**OPENING BID:** \$ 30,000



## ♣♣♣ CONNELLY REALTY ♣♣♣

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♣ ROBERT "BOB" CONNELLY ♣ BROKER/AUCTIONEER ♣

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