

1901 MONROE STREET, ENDICOTT, NY 13790

TO BE AUCTIONED , MONDAY NOVEMBER 20, 2006 AT 6 PM

Address: 1901 Monroe Street Owner: Estate of Iva L. Kellam	Village of Endicott, Town of Union, County of Broome, NY	Zone: RT - 4 (Residential 2 Family) School District: Union-Endicott	Type: 2-story with 4 bedrooms Tax Map #157.07-3-24
Direction: One Block south off E. Main ST., located at the north east corner of Arthur Avenue.	1st Floor: Living Room 14 x 13 Dining Room 10 x 13 Kitchen 14 x 12 Bedroom 12 x 14 Entrance Foyer 8 x 12 Full Bath	2nd Floor: Bedroom 12 x 11 Bedroom 11 x 10 Bedroom 10 x 12 Full Bath	Vinyl Siding Newer Roof Foundation: Concrete No Garage – Off Street Front and Rear Porches Heat: GFHA Full cellar
Great Investment or starter home for handy-man (woman). Needs to be remodeled, but has hard wood floors and Mission Style oak woodwork.	Assessments: \$3,800/ Land \$800 School Tax \$1,763.62 County Tax \$ 690.88 City Tax \$1,126.85 Total Tax: \$3,581.35 Lot Size: 51 Front x 100 Deep ± Built 1916, 1,366 Sq. Feet ±		

NOTE: This house is part of a complicated Estate and has been vacant over 1 year – the utilities are presently turned off. The inside is very cluttered. The house with contents is being sold "AS IS". There is off-street parking from Arthur Avenue.



TERMS: 10% BUYER'S PREMIUM. The opening bid is \$12,000. 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 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. Auction is conducted by *Connelly Realty*, Robert J. Connelly, Broker and Auctioneer, as agent for the seller only, and not the buyer.

AUCTION DATE: MONDAY, NOVEMBER 20, 2006 – 6 PM
OPEN HOUSE: WEDNESDAY, NOVEMBER 15, 2006 – 5 - 7 PM OR BY APPOINTMENT
OPENING BID: \$ 12,000



♣♣♣ **CONNELLY REALTY** ♣♣♣

205 STATE STREET, BINGHAMTON, NY 13901-2711 - PHONE (607) 722-9593

♣ ROBERT "BOB" CONNELLY ♣ BROKER/AUCTIONEER ♣

VISIT OUR WEBSITE: www.bobconnelly.com

