

# 110 NORTH STREET, JOHNSON CITY, NY 13790

## **TO BE AUCTIONED, THURSDAY DECEMBER 7, 2006 AT 6 PM**

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|--|---|---|--|
| Address: 110 North Street<br>Owner: Estate of Katherine D. Darling   | Village of Johnson City, Town of Union, County of Broome, NY  | Zone: R-6 (Residential)<br>School District: Johnson City  | Type: 1 1/2-story 2 Bedroom (Ranch)<br>Tax Map #143.41-5-2   |
| Direction: Located off NY 17 between Exits 70 & 71, turn onto Harry L Drive, turn South off Harry L, located between North Broad and Lester Streets. | <u>1<sup>st</sup> Floor:</u><br>Living Room 14.6 x 11.6<br>Dining Room 11.6 x 13<br>Kitchen 8.6 x 13.4<br>Den 8 x 11<br>Bedroom 10.3 x 11.3<br>Bedroom 10 x 11.3<br>Full Bath 6 x 6 | New Furnace – GFHA – Energy Hi-Efficient<br>New Hot Water Heater<br>Aluminum Siding, Storm & Screens<br>Newer Roof<br>Scuttle to Attic (second floor)<br>Foundation: Concrete<br>Car Port and Utility Building<br>Full cellar | Assessments: \$2,300/ Land \$300<br>School Tax \$ 985.67<br>T&C Tax \$1,874.56<br>Village Tax \$ 616.04<br>Total Tax: \$3,376.27<br>Lot Size: 40' Front x 110' Deep ±<br>Built circa 1930<br>Square Footage: 850 ± |
| Ready to move in, the Estate is very anxious to sell. The overall condition is excellent.  |   |   |  |



**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. 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:** THURSDAY, DECEMBER 7, 2006 – 6 PM  
**OPEN HOUSE:** THURSDAY, NOVEMBER 30, 2006 – 5 - 7 PM OR BY APPOINTMENT  
**OPENING BID:** \$ 40,000 – FINAL SELLING PRICE SUBJECT TO BANK APPROVAL



## ♣♣♣ CONNELLY REALTY ♣♣♣

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

♣ ROBERT "BOB" CONNELLY ♣ BROKER/AUCTIONEER ♣

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