

144 MARY ST, BINGHAMTON, NY 13903

3 BEDROOM, 1 1/2 STORY HOUSE WITH ATTACHED GARAGE

Address: 144 Mary Street		City: Binghamton, NY	County: Broome	Zoned: Residential
Direction: Off Vestal Ave, one street east of S. Washington Street. Turn onto Mary St., seven blocks up Mary St. on the right.		1 st Floor: Kitchen 10x14 Living Room 15x15 Bedroom 10x11 Bedroom 11x12 Full Bath	2 nd Floor: Bedroom 12x11 ----- Basement: Half Bath Office Work Shop	Exterior: Cedar Shingle Foundation: Poured Concrete Walk-out basement Aluminum Storms & Screens Fenced on 3 sides
Owners: Mr. & Mrs. Robert Cronin Heavily Wooded Rear Yard		The owners have recently moved to an assisted living facility and the family is very interested in selling. This is a GREAT opportunity to buy a starter home. Kitchen needs updating.		
Tax Map #05-0012-018	1 Car Attached Garage			
Total Assessment: \$ 75,700	Heat Type: Gas – FHA			
Town & County: \$ 2,669	110, 220 Volt			
School Taxes: \$ 1,790	Lot Size: 50 Front x 135			
Close to schools, shopping and highways.	Age: Built 1951			
	Sq. Footage: 1,344			



TERMS: 10% BUYER'S PREMIUM. The opening bid is \$38,000. 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, MAY 15, 2008 7:00 PM
OPEN HOUSE: CALL OUR OFFICE FOR AN APPOINTMENT
OPENING BID: \$ 38,000 – 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

