

# 1107 OLD ROUTE 17, WINDSOR, NY **TO BE AUCTIONED AUGUST 24, 2006 AT 7 PM**

Address: 1107 Old Route 17 Owner: Wayne McClure	Hamlet of Damascus, Town Windsor, County of Broome	Zone: The front is zoned Commercial, rear is Agricultural	Type: Residential, 1-Story Ranch with fireplace in living room
Direction: Off NY-17, Exit 80 Damascus, left onto CR-225 State Line Rd. 0.2 mi., Left onto Old NY-17/CR-28, 0.3 mile to subject property.	Phone: (607) 722-9593 Tax Map # 199.01-1-28.1 Lot: 3.983 Acre; 393' Frontage Irregular shaped lot School District: Windsor	1 Full and 1/2 Bath Laundry Room: 12 x 7 Detached 2-Car Garage: 24 x 20 w Aluminum Siding & Concrete Floor Attached 2-Car Garage: 23 x 27	Living Room: 22-3 x 12 Dining Room: 11 x 10-2 Kitchen: 12 x 10-6 Bedroom: 12 x 10 Bedroom: 10 x 16
Assessments: \$ 80,200.00 Land: 22,000.00 Sch. Tax: \$ 1,996.18 T&C Tax: \$ 992.07 Total Tax: \$ 2,988.25	Age: Circa 1973 Ranch Exterior: Aluminum & Stone Foundation: Concrete Block Breezeway has barbecue pit Hardwood Floors	Heat Type: Baseboard hot water w 2 Boilers connected together, one is oil and one is wood All Appliances stay; Full Basement House is hard wired for stereo	Water: Common Well with Grantor's Rights from neighbor on east side Septic: yes 110/220 Volt Service



**TERMS: 10% BUYER'S PREMIUM.** The opening bid is \$60,000. 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 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, AUGUST 24, 2006 – 7 PM**

**OPEN HOUSE: THURSDAY, AUGUST 17, 2006 – 5 TO 7 PM**

**OPENING BID: \$ 60,000 – THE OWNERS RESERVE THE RIGHT TO ONE BID AND ONE BID ONLY.**



## ♣♣♣ CONNELLY REALTY ♣♣♣

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

♣ ROBERT "BOB" CONNELLY ♣ BROKER/AUCTIONEER ♣

VISIT OUR WEBSITE: [www.bobconnelly.com](http://www.bobconnelly.com)

