Listing from sudduthrealty.com

3304 Colonial Ct, Augusta, KS

Saturday, November 3, 2018 - 10:00 AM

2191	9	2	2
Sq. Feet	Rooms	Bathrooms	Bedrooms

Property Features

- Garage / Parking
- Dining room
- Laundry
- Fireplace
- Chain Fence
- Storage Shed
- Family Room
- Central Air Conditioning
- Forced Air Heat Gas
- Mature Trees
- City Water
- Garage Door Opener
- Natural Gas
- Blacktop Frontage
- Finished Basement
- Screened - Covered Patio
- Guttering
- Cul-De-Sac Lot

Estate Auction! Saturday Nov. 3rd at 10 a.m. This incredibly well-maintained all-brick home on a cul-de-sac in Augusta's Lakeside 2 will accommodate any family looking for minimal renovations to make it their own. Accommodations on the main level include 1251 sq feet of living space with 2 bedrooms and 2 bathrooms, kitchen and living room with vaulted ceiling, brick wood-burning fireplace and built-in bookshelves and the much desired ground floor laundry. The basement provides 940 sq feet of finished living space including a large family room with another brick wood-burning fireplace, egress window and a bonus room. The layout is favorable to adding a bedroom and bathroom if desired. The outdoor space includes a screened-in patio, a 10' x 20' newly painted shed and additional paved parking next to the over-sized garage. All kitchen appliances stay. Improvements include vinyl soffits and facia (2008) and Pella vinyl windows (2017) making the outside of this brick home completely maintenance-free, new heating and air (2012) and reverse osmosis water purifier (2017).

TERMS
All bidders will be required to register at sale, or for registration prior to sale call 316-775-7717. All successful bidders will be required to sign a Contract for purchase and deposit 10% of total bid price as earnest money to be held in escrow. The earnest money will be applied to the purchase price at closing. Sale will not be subject to loan requirements. The sale will be final and any loan requirements will be the buyers responsibility. If a successful bidder (buyer) does not consummate the same according to the contract, the down payment will not be refunded. Payment is balance in immediately available certified funds at closing on or before December 3rd, 2018. For additional Terms, Conditions and Information visit https://www.sudduthrealty.com/auctions/ and click on downloads.

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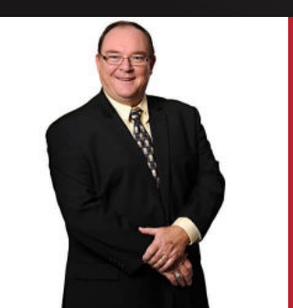

Realty Executives Sudduth Realty

MARK SUDDUTH
Broker/Auctioneer
316-775-7717
mark@sudduthrealty.com

SUDDUTH REALTY
608 State St, Augusta KS
office@sudduthrealty.com

TERRY ALLEY
REALTOR
(316) 651-6781
talley@realtyexecutives.com