

Real Estate Auction

2601 Aster Ct., Columbia, MO
Tuesday, October 15th @ 12:00 P.M.



- Quiet Cul-de-sac In Family Neighborhood
- 3 Bedroom, 1 1/2 Bath Ranch Style Home
- Lg. Living Room & Cozy Family Room With Fireplace
- Huge Fenced Backyard With Mature Trees
- Unfinished Basement
- Two Car Garage

Directions: From I-70 To Stadium Exit #124, North On Stadium / Rt. E Approx. 1 & 3/10 Miles To Rose Drive, Left On Rose 2/10 Mile To Aster Court On Left. **(Watch For Signs!)**

Terms: \$10,000.00 Down Day Of Auction. Remaining Balance Due Within 30 Days or Sooner. A 4% Buyer's Fee Is Applied To The Final Bid. Public & Realtor Participation Welcomed. Realtors Must Have Their Clients Registered By October 13th @ 12 p.m., No Exceptions.

Note: This Home Does Need Some Foundation Repair, But Is Well Cared For & Currently Lived In. Buy This Home At Your Price & Make It Your Own!

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A **Atterberry** **MEMBERS**
Auction & Realty Co., LLC. **MBAA** **NAA**
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ALLIANCE

Interior Description

Living Room / Entry: 13'4 x 17' – Laminate Flooring, Berber Carpet & Picture Window

Hall Bathroom: 4'10 x 8' + 2'6 x 4'10 – Vinyl Floor & Tub/Shower Combo

Bedroom 1: 10' x 10'5 – Lighted Ceiling Fan, Window & Berber Carpet

Bedroom 2: 10' x 11' - Lighted Ceiling Fan, Window & Berber Carpet

Master Bedroom: 11'11 x 13'4 – Lighted Ceiling Fan, Window, Berber Carpet, His & Her Closets

Master Half Bathroom: 4'9 x 4'11 + 2'6 x 3' – Vinyl Floor & Window

Dining Room: 9'5 x 12'4 – Lighted Ceiling Fan, Partial Wallpaper, Double Window & Laminate Flooring

Kitchen: 11'8 x 13'4 – Lighted Ceiling Fan, Sliding Door to Rear Patio, Built-In Whirlpool Dishwasher (new, Summer 2013, As Per Seller), Frigidaire Smooth Top Electric Stove & Laminate Flooring

Family Room: 12'10 x 19' – Berber Carpet, Vaulted Ceiling, Lighted Ceiling Fan, Wood Burning Fireplace with Brick Hearth, Partial Paneling, Sliding Door to Rear Patio & Pantry

Laundry Room: 5'11 x 14'10 – Vinyl Floor, Built-In Cabinets, Lighted Ceiling Fan, Walk-Through Door to Side Yard, Washer & Dryer Hookup

Storage Room off Laundry (Finished): 5'11 x 7'5 – Built-In Shelving & 125 AMP Main Breaker

Two Car Garage: 19'3 x 20 – Chamberlin ½ h.p. Garage Opener

Basement

Recreation Room (Partially Finished): 11' x 19'10 – Sheet Rock, Paneling, No Floor Covering or Ceiling

Unfinished Area: 15'4 x 41'6 + 12'3 x 12' Chrysler Air Temp Gas Furnace & Central A/C & Newer Ruud 40 Gal. Gas Hot Water Heater



Auction Disclaimer: Purchaser And / Or Purchaser's Agent / Broker Shall Bear The Responsibility To Confirm All Calculations Prior To The Auction. All Information Contained In This Brochure Was Derived From Sources Believed To Be Correct But Is Not Guaranteed. Property Sells "AS-IS" With No Warranties Made By Seller Or Auction Company. Announcements Day Of Auction Take Priority Over All Advertising.

General Information

Rear Concrete Patio: 12' x 12'

2013-14 Schools: Paxton Keeley Elementary, Smithton Middle & Hickman High

Exterior: Brick Front & Lap Siding On 3 Sides

Roof: Composite Shingles

Foundation: Concrete

Year Built: 1971 As Per Boone County Assessor

Lot Size: 45' x 134.19' Irregular As Per Boone County Assessor

Square Footage: 1,636 Sq. Ft. +/- As Per Boone County Assessor

Zoning: R-1 As Per City Of Columbia

2012 Taxes: \$1,422.08 As Per Boone County Collector

Parcel #: 16-207-00-02-056.0001

Legal Description: Lot One Hundred Ninety-Three (193) Valley View Gardens, addition number six as shown on plat recorded in Book 10, Pg. 40, Records of Boone County, Missouri.

Utilities

City Of Columbia (Electric, Water, Sewer & Trash): \$270 12-Month Average

AmerenUE (Gas): \$119 12-Month Average

Heating & Cooling: Chrysler Air Temp Gas Furnace & Central A/C & Newer Ruud 40 Gal. Gas Hot Water Heater

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