

ONLINE REAL ESTATE AUCTION

4116 FAUROT DR., COLUMBIA, MO



OPEN HOUSE/INSPECTION:

WEDNESDAY, MAY 8TH | 12:00 PM TO 1:00 PM & MAY 15TH | 5:00 TO 6:00 PM

Fixer Upper Home in Rothwell Heights Subd.

- 1,900 + Sq. Ft. W/ 4 Bedrooms, 3 Baths
- Unique Eat-in Kitchen W/ Fireplace
- Lower Level Family Room With Gas Fireplace
- Partially Finished Walkout Basement With Workshop & Storage Area
- Deck Overlooking Mostly Fenced Yard

Directions: From I-70 Exit 124 (Stadium Blvd.), South On Stadium Blvd. For 1 Mile, Right On W. Broadway for 1 & 7/10 Mile To Left On Faurot Dr. for 1/10 Mile to Home on Right. Watch For Signs.

Terms: \$5,000.00 Down Day Of Auction. Remaining Balance Due Within 30 Days Or Upon Closing. A 4% Buyer's Fee Applies To Final Bid To Determine Contract Price. Realtor Participation Welcomed. Realtors and Their Clients Must Fill Out Buyer / Broker Registration Form 48 Hours In Advance of Auction Ending. This Is NOT Required For Persons Bidding Without Realtor Representation.



HOME FEATURES

Main Level

Entryway: 5'3 x 11'8 – Vinyl flooring, Leaded Glass Front Door & Wallpaper

Living Room: 13'4 x 17'11 – Carpet, Lighted Ceiling Fan & Triple Window

Eat-In Kitchen: 11'5 x 23'5 – Carpet, Vinyl Floor, Wallpaper, Woodburning Fireplace with Brick Hearth, French Door to Rear Wood Deck, Lighted Ceiling Fan, Whirlpool Built-In Dishwasher, Whirlpool Built-In Digital Microwave, Spectra Electric Stove & Window

Full Hall Bathroom: 4'11 x 7'6 + 1'3 x 4'11 – Tub/Shower Combination With Glass Sliding Door, Carpet, Partial Wallpaper & Tile Walls, Ceiling Fan & Oak Vanity With Sink

Northwest Bedroom: 11' x 12' – Carpet, Lighted Ceiling Fan & Double Window

Southeast Bedroom: 11' x 12' – Carpet, Lighted Ceiling Fan, Double & Single Window

Master Bedroom: 11'5 x 13'7 – Carpet, Lighted Ceiling Fan & Two Windows

Master Bath: 4'9 x 7'7 + 2'5 x 3'5 – Carpet, Oak Vanity, Window, Walk-In Shower With Glass Door, Lighted Ceiling Fan, Partial Wallpaper & Tile Walls

2 Car Garage: 19'4 x 23' – 16 Foot Overhead Door, Liftmaster Opener, Window & Lighted Ceiling Fan

Rear Wood Deck: 10'10 x 12'



Basement

Family Room: 11'5 x 20'6 – Gas Fireplace with Brick Hearth, Carpet & Two Double Windows

Unfinished Storage Room: 13'4 x 49'; **Unfinished Workshop / Storm Shelter:** 18'11 x 22'11 – Walk Door to Back Yard & Small Window

Full Hall Bath: 6' x 8' – Pedestal Sink, Vinyl Tile Floor, Walk-in Shower & Partial Wallpaper

Bedroom: 11'5 x 13' – Double & Single Window, Carpet

Rear Concrete Porch: 9'10 x 15'8'; **Metal Lawn Building:** 7'7 x 10'

GENERAL INFORMATION



Schools: Fairview Elementary, Smithton Middle & Hickman High

2018 Taxes: \$1,715.25, per Boone Co. Collector

Zoning: R-1, per City of Columbia Planning & Zoning

Year Built: 1968 (est), per Boone Co. Assessor

Square Footage: 1,942 +/-, per Boone Co. Assessor

Lot Size: 92' x 125', per Boone Co. Assessor

Foundation: Concrete, Walkout Basement; **Exterior:** Brick & Vinyl Siding

Roof: Architectural (2006, per seller)

Parcel #: 16-505-00-02-137.00 01

Legal Description: Lot Thirty-Five (35) Of Rothwell Heights Block Number Four (4) As Shown By Plat Recorded In Plat Book 10, Page 6, Records Of Boone County, Missouri.

Utilities:

City of Columbia (Electric, Water, Sewer & Trash): \$56.23 - 8 mo. avg. 9/18 - 4/19; **Ameren UE (Gas):** \$59.00 - 12 mo. avg.

Heating and Cooling / Hot Water Heater: Lennox Elite Series Gas Furnace with Central Air & Built-In Humidifier (2002, per seller); Whirlpool Natural Gas 40 Gallon Hot Water Heater; 200 AMP Main Breaker

Auction Disclaimer: Purchaser and/or Purchaser's Agent/Broker Shall Bear the Responsibility To Review All Property Exceptions, Easements, Restrictions, Etc. And To Confirm All Calculations Prior To The Auction. All Information Contained In This Brochure And On Auction Website Was Derived From Sources Believed To Be Correct But Is Not Guaranteed. Property Sells "AS IS" With No Warranties Made By Seller Or Auction Co.