

Online Real Estate Auction

400 Parkade Blvd., Columbia, MO



Home Sells To High Bidder, No Minimum!!

Preview/Inspection: Wednesday, August 14th | 12:00 to 1:00 p.m.

Nice Family Home, Centrally Located in Parkade Subd.

- Brick 1,700 +/- Sq. Ft. 3 Bdrm., 2 Ba. Home
- Hardwood Flooring In Bedrooms, Living Room & Dining Room
 - Kitchen / Dining Room Combination
 - Finished Walkout Basement
 - Spacious Living & Family Rooms
 - 1 Block To Elementary
 - Updated Roof, Furnace & A/C

Bidding Ends:

Wednesday, August 21st | 12:30 pm

Directions to Property: .From I-70/Providence Rd. (Exit # 126), North Providence Rd. To 1st Left on Texas Ave. for 4/10 Mi., Right on Bear Creek Dr. for 3/10 Mi., Left on Parkade Blvd. to Home on Left (Watch For Signs)

Terms: \$5,000.00 (Non-Refundable Earnest Money) Down Day Of Auction. Remaining Balance Due Within 30 Days Or Upon Closing. A 4% Buyer's Fee Is Applied To Final Bid. 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.



PROPERTY INFORMATION

Main Level

Covered Front Porch: 5'6 x 17'

Living Room: 12'5 x 20' – Carpet Over Hardwood, Coat Closet & Picture Window

Dining Room: 9'4 x 10'6 – Carpet Over Hardwood & Walk Door Leading to Rear Patio

Kitchen: 10'6 x 10'7 – Vinyl Floor, Window, Built-In GE Dishwasher, GE Smooth Top Stove & GE Built-In Digital Microwave

Upper Level

Full Hall Bathroom: 6'10 x 7'9 (measurement includes linen closet) – Tile Floor, Tub/Shower Combination & Partial Tile Walls

Northwest Bedroom: 9'5 x 11' – Hardwood & Double Window

Northeast Bedroom: 11' x 11'10 – Hardwood & Double Window

South Bedroom: 10' x 12'4 (Irregular Shape) – Hardwood, Double & Single Window

Lower Level

Full Hall Bath: 5'5 x 7'8 + 3' x 3'4 – Shower Only, Tile Floor & Window

Family Room: 15' x 22' minus 1'4 x 5'9 (underneath stairs storage) – Paneling, Carpet, Two Double Windows & Single Window & Walk Door to Side Yard

Utility Room: 6'9 x 11'3

Work Room: 5'9 x 11' – Heavy Duty Old Safe

Garage: 11' x 23' – Two Windows, Newer Garage Door with Electric Opener

Large Rear Concrete Porch



GENERAL INFORMATION

Schools: Parkade Elementary, West Middle & Hickman High

2018 Taxes: \$1,379.84, per Boone Co. Collector

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

Year Built: 1958, per Boone Co. Assessor

Square Footage: 1,700 +/-; **Lot Size:** 80' x 150', per Boone Co. Assessor

Foundation: Concrete, Walkout Basement; **Exterior:** Brick; **Roof:** Newer Architectural Roof

Parcel #: 16-307-00-02-090.00 01

Legal Description: Lot Nineteen (19) In Block Thirteen (13) Of Parkade Hills Subdivision Number Two (2), In The City Of Columbia, Boone County, Missouri, As Shown By The Plat Thereof Recorded In Plat Book 5, Page 31, Records Of Boone County, Missouri.

Utilities:

(Home has been vacant approx. 2 years, per seller)

City of Columbia (Electric, Sewer, Water & Trash): \$57.47 (12 month vacant average)

Ameren UE (Natural Gas): \$41.00 (12 month vacant average)

Heating and Cooling / Hot Water Heater: Carrier Natural Gas Furnace with Central Air in Crawl Space, Reliance 40 Gallon Natural Gas Hot Water Heater (2012); 100 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 Company.