

Online Real Estate Auction

404 E. Meadowmere View, Ashland, MO



Preview/Inspection Dates: Tuesday, October 29th | 4:30 to 5:30 p.m.
Tuesday, November 5th | 12:00 to 1:00 p.m.

Sells With No Minimum To The High Bidder!

- 3 Bedroom, 2 Bath Brick Ranch
- Eat-in Kitchen & Dining Room
- Located On Dead-End Street
- Unfinished Basement
- Newer Central Air & Roof
- Large Two Car Garage

You're Sure To Love This Well Cared For Home. Within Walking Distance of Southern Boone Middle School, High School & Pool.

Bidding Ends:
Tuesday, November 12th | 12:30 pm

Directions to Property: Hwy 63 to Ashland Exit, West on E. Broadway for 2/10 Mile, Right on N. Henry Clay Blvd. for 3/10 Mile, Left on Meadowmere View 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.



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PROPERTY INFORMATION

Main Level

Covered Front Porch: 6' x 26'

Living Room: 13'5 x 20'3 (measurement includes entryway) + 4' x 8' – Carpet, Large Picture Window, Lighted Ceiling Fan, Built-In Bookcase

Dining Room: 10' x 12' – Carpet, Double Window, Lighted Ceiling Fan

Eat-In Kitchen: 11'4 x 12'6 – Vinyl Floor, Tile Backsplash, Window, Amana Gas Stove, KitchenAid Built-In Dishwasher, Oak Style Cabinets

Rear Entryway: 3'7 x 5'7 – Vinyl Floor, Walk Door To Backyard

Laundry Room: 5'7 x 7'10 – Vinyl Floor, Walk Door To 2-Car Garage

Northwest Bedroom: 10' x 12'3 – Carpet, Window, Lighted Ceiling Fan

Full Hall Bathroom: 4'10 x 7'10 – Vinyl Floor, Oak Style Vanity With Sink, Walk-In Shower

Master Bedroom: 11'4 x 14' – Carpet, 2 Windows, Lighted Ceiling Fan

Master Bathroom: 6' x 10'6 – Vinyl Floor, Window, Oak Style Vanity With Sink, Tub/Shower Combo

Northeast Bedroom: 10' x 12'2 – Carpet, 2 Windows, Lighted Ceiling Fan

2-Car Garage: 19' x 23'4 plus 6' x 14'10 – Window, Walk Door To Side Yard, Craftsman 1/2 HP Opener, 16' Overhead Insulated Door

Rear Concrete Porch: 12' x 20'



Basement

Unfinished Basement: 25' x 51'5, Plumbed For Bathroom per Seller

General Information

Schools: Ashland R-1 Schools

2018 Taxes: \$1,463.17 per Boone County Collector

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

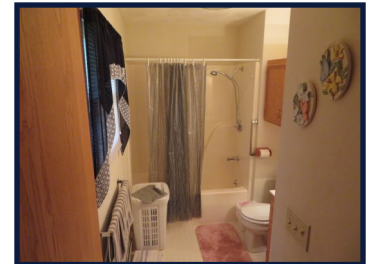
Year Built: 1990, per Boone County Assessor

Square Footage: 1,431 +/-, per Boone Co. Assessor

Lot Size: 76.67 x 128.01, per Boone Co. Assessor

Foundation: Concrete, Sunken Basement

Exterior: All Brick



Roof: Architectural With Aluminum Soffits, Roof And Gutters Replaced 2006+/-, per Seller

Parcel #: 24-220-00-03-021.00 01

Legal Description: Lot Twenty-one (21) of Meadowmere Acres Plat Two (2), a subdivision located in the City of Ashland, Boone County, Missouri, as shown by the plat thereof recorded in Plat Book 17, Page 47, Records of Boone County, Missouri.

Utilities

Ameren UE Electric & Gas: \$109.00 (12 month average)

City of Ashland Water, Sewer & Trash: \$57.89 – minimum monthly bill + \$4.71 per thousand gallons for water + \$5.25 per thousand gallons for sewer

Heating and Cooling / Hot Water Heater: Rheem Central Air Conditioning Unit, HydroTherm Gas Hot Water Boiler – 85,000 BTU, 2011 RUUD Guardian 40 Gallon Gas Hot Water Heater, Whole House Attic Fan, 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 Company.