

Online Real Estate Auction

3704 Jaguar Ct., Columbia, MO



Preview/Inspections: Friday, November 8th | 3:00 to 4:00 p.m.
Thursday, November 14th | 3:30 to 4:30 p.m.

Wonderful Family Home In Vanderveen Crossing

- 2,200 +/- Sq. Ft., 3 Bedroom, 2 Bath Ranch Style Home
- Large Living Room W/ Gas Fireplace
- Walkout Basement & Workshop Area
- Spacious Master Suite W/ Jetted Tub
- Lower Level Family Room
- 2 Car Garage, Rear Deck & Concrete Patio

This Is Truly A Nice Home That Is Perfect For A Young Family, Professional Or Retiree. You Will Love This Move-In Ready Home Located On A Quiet Cul-De-Sac Street!

Bidding Ends:
Thursday, November 21st | 12:30 pm

Directions to Property: From I-70 & Providence Rd. (Exit 126): North on Providence Rd. for 1 and 3/10 Miles. Right onto Cheetah Dr. First left onto Jaguar Ct. to house on the Right. **Watch for signs!**

Terms: \$10,000.00 (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

Entryway: 5'7 x 7'5 – Tile Floor, 10' Ceiling

Formal Dining Room: 10'11 x 10'11 – Laminate Flooring, Large Window

Living Room: 15'11 x 21'7 (measurement includes stairway) – Laminate Flooring, Lighted Ceiling Fan, Gas Log Fireplace With Tile Surround And Mantle, 2 Windows, 10' Ceiling

Eat-In Kitchen: 13'4 x 14 (measurement includes pantry) – Tile Floor, Sliding Patio Door To Rear Deck, Whirlpool Built-In Dishwasher, Whirlpool Electric Stove With Double Oven, Built-In Amana Microwave, Recessed Lights, Frigidaire Side-by-Side Refrigerator

North Bedroom: 10'10 x 12' – Carpet, Window

Full Hall Bathroom: 7' x 7'6 – Tub/Shower Combo, Vinyl Floor, Vanity With Sink

South Bedroom: 10'11 x 12'8 – Double Window, Carpet

Laundry Room: 6' x 8'6 – Vinyl Floor, Utility Sink, Walk Door To Garage

2-Car Garage: 21'6 x 22' – LiftMaster 1/2 HP Opener, 16' Overhead Insulated Garage Door

Master Bedroom: 13'5 x 15'4 – Carpet, Coffered Ceiling, Lighted Ceiling Fan, Large Window

Master Bathroom: 12' x 13'3 (measurement includes Walk-In Closet) – Vinyl Floor, Jetted Corner Tub, Walk-In Shower With Glass Doors, Coffered Ceiling, Double Sinks

Rear Wood Deck: 11'8 x 13'4

Basement

Family Room: 10'8 x 11 plus 18' x 22'4 – Carpet, Sliding Patio Door, Closet, Unattached Cabinet With Countertop

Unfinished Potential Bathroom: 5' x 7'10 – Unfinished Drywall, Plumbed For Bathroom (per seller)

Unfinished Storage Area: 11'5 x 14'9 plus 10'9 x 18'3

Unfinished Workshop Area: 12'10 x 15'7 plus 13'3 x 20'3 – Double Steel Walk Door

Lower Rear Concrete Patio: 10' x 23'7



PROPERTY INFORMATION

General Information

Schools: Parkade Elementary, West Middle, Hickman High

2018 Taxes: \$2,304.28, per Boone County Collector

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

Year Built: 2001, per Boone County Assessor

Square Footage: 2,200 +/-

Lot Size: 44.66 x 187.82, per Bone County Assessor

Foundation: Concrete, Walkout Basement

Exterior: Brick Front With Vinyl Eave, Vinyl Sides and Back

Roof: Architectural Shingles (2006, per seller)

Orkin Subterranean System, per seller

Homeowners Association: \$125.00/Annually by Jan. 31st (Includes Pool, Tennis/Basketball Courts, Playground, Mowing & Insurance of Common Areas, etc., per Columbia Association Management)

Parcel #: 11-904-00-08-071.00 01

Legal Description: Lot One Hundred Sixty-two (162) of Vanderveen Crossing Plat Number Three (3), a subdivision located in the City of Columbia, Missouri, as shown by the plat thereof recorded in Plat Book 33, Page 88, Records of Boone County, Missouri.

Utilities:

City of Columbia (Electric, Water, Sewer, Trash): \$165.41 – 12 mo. avg.

Ameren UE (Gas): \$69.00 – 12 mo. avg.

Heating and Cooling / Hot Water Heater: Heil Gas Furnace and Central Air (C/A Replaced 2 Years Ago Per Seller), 50 Gallon AO Smith Gas 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 Company.