

Online Real Estate Auction

1511 Longwell Dr., Columbia, MO

Sells To High Bidder, No Minimum!



Showings By Appointment Only Due To City Requirements
Call 573-474-9295 or email: marlao@atterberryauction.com

- 2,000 +/- Sq. Ft., 3 Bedroom, 3 Bath With Main Level Living
- Cul-De-Sac Street Near Fairview Elementary
- Open Floor Plan - Needs Some TLC
- Kitchen / Dining Room / Family Room With Woodburning Fireplace
- Upstairs Bonus Room Area

Bidding Ends: Wednesday, May 6th | 12:30 pm
www.atterberryauction.com

Directions: From I-70/Stadium Blvd. Exit 124 – South on Stadium Blvd. for 1.5 miles. Turn right onto W. Rollins Rd. At the traffic circle, take the 3rd exit onto S. Fairview Rd. In ½ mile, turn right onto Bray Ave. Turn left onto Longwell Dr.
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

Entryway: 5' x 9'4 – Wallpaper, Tile Floor

Dining Room: 12'6 x 13'3 – Carpet, Wallpaper, Double Window

Living Room: 15' x 18'9 – Two Andersen Casement Windows, Carpet, Wallpaper, Lighted Ceiling Fan, Woodburning Fireplace With Brick Hearth

Eat-In Kitchen: 13'3 x 20'9 – Tile Floor, Patio Door To Rear Porch, Oak Cabinets, Pantry, Older GE Built-In Dishwasher, Kenmore Smooth Top Electric Stove, Double Casement Window, Recessed Light, Wallpaper

Southeast Bedroom: 11'3 x 11'4 (Measurement Includes Closet) – Window, Carpet, Wallpaper

Full Hall Bathroom: 5' x 8'7 – Vinyl Floor, Tub/Shower Combo, Wallpaper, Oak Vanity With Sink

Laundry Closet In Hallway

Southwest Bedroom: 11'4 x 11'11 – Carpet, Window, Walk-In Closet

Master Bedroom: 12'7 x 14' – Carpet, Lighted Ceiling Fan, Double Casement Window, Wallpaper, Walk-In Closet (5' x 5'3)

Master Bathroom: 5' x 10'6 – Walk-In Shower, Carpet, Oak Vanity With Sink, Wallpaper

Upstairs

Play/Bonus Room: 5' x 10' + 11'4 x 11'5 – Carpet, Window, Walk-In Closet, Walk Door To Attic Storage Room

Full Bathroom: 5'4 x 7'3 (Measurement Includes Hot Water Closet) – Walk-In Shower, Oak Vanity With Sink, Wallpaper

Potential Bedroom: 12' x 15'8 – Carpet, Window, No Closet

Outbuildings

Rear Wood Porch: 12' x 13'8

2-Car Garage: 21'4 x 21'8 – Attic Fan, 7' x 16' Garage Door With Electric Opener

General Information

Schools: Fairview Elementary, West Middle, Hickman High, per Columbia Public Schools

2019 Taxes: \$2,345.48, per Boone County Collector

Zoning: R-1, per City of Columbia Zoning

Year Built: 1986, per Boone County Assessor

Square Footage: 2,027, per Boone County Assessor

Lot Size: 62.62 x 177.85, per Boone County Assessor

Foundation: Concrete Slab

Exterior: Painted Lap Siding, Partial Brick On Front

Roof: 3-tab Shingle, 2006 per seller

Parcel #: 16-514-00-01-287.00 01

Legal Description: Lot Forty-Four (44) of University Park Addition #9 As Shown By The Plat Recorded In Plat Book 19, Page 10, Records Of Boone County, Missouri.

Utilities

Electric, Water, Sewer: \$109.98 – 12 month average usage, per City of Columbia Utilities

Gas: \$70 – 12 month average usage, per Ameren UE

Heating and Cooling / Hot Water Heater: Lennox Gas Furnace With Central Air (2017, per seller), RUUD Gas 40-Gallon Hot Water Heater

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.