

Online Real Estate Auction

1211 Frances Dr., Columbia, MO



Open House/Inspections By Appointment:

Wednesday, May 13th | 12:00 noon - 1:00 pm

Wednesday, May 20th | 12:00 noon - 1:00 pm

- 1,760 +/- Sq. Ft., 3 Bedroom, 2 Bath Home
- Living Room With Large Windows Overlooking Wooded Lot
- Walkout Basement With Family Room & Potential 4th Bedroom
 - Workshop With Concrete Floor
 - Cul-De-Sac Street

Bidding Ends:

Wednesday, May 27th | 12:30 pm

Directions: From I-70/Stadium Blvd. Exit 124 – South on Stadium for 3 miles. Turn left onto West Blvd. Turn left onto Sunset Dr. Turn right onto Frances Dr. to the property on the right. **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

Screened-In Porch: 11'4 x 11'7 – Concrete Floor, Walk Door To Living Room

Living Room: 9' x 9'5 + 14' x 18' – Front Walk Door, Hardwood Floor, Large Picture Window With 2 Sliding Windows Overlooking Wooded Lot, 3 Awning Windows

Galley Kitchen: 5'3 x 8'9 + 7' x 8'7 – Tile Floor, Partial Tile Backsplash, Track Lighting, Whirlpool Gas Range

Northwest Bedroom: 10' x 10'8 – Oak Hardwood Floor, Window

Full Hall Bathroom: 5' x 8'8 – Tile Floor, Tub/Shower Combo, Pedestal Sink, Small Window

Northeast Bedroom: 8'7 x 13'8 – Oak Hardwood Floor, 3 Awning Windows

Southeast Bedroom: 12' x 14' – Oak Hardwood Floor, 3 Windows, Lighted Ceiling Fan

Basement

Family Room: 16'6 x 23'7 (measurement includes stairs) + 8' x 8' – Tile Floor, Paneling, Drop Tile Ceiling, Double Window, 2 Single Windows, Walk Door To Backyard

Laundry Room: 5'7 x 8' - Tile Floor, Sink

Full Bathroom: 5'5 x 8' – Tile Floor, Shower Only, Paneling

Unfinished Storage: 10'9 x 11' – Concrete Floor, No Ceiling Finish

Potential Bedroom/Office: 10'10 x 18' – Carpet, Ceiling Not Finished, 2 Windows, Walk Door To Side Yard

Attached Workshop: 14'5 x 20'10 – Concrete Floor, 2 Windows, 8'11 W x 7'6 T Double Wood Sliding Entry Doors, Walk Door To Backyard

General Information

Schools: Russell Boulevard Elementary, West Middle, and Hickman High

2019 Taxes: \$1,696.26, per Boone County Collector

Zoning: R-1, per Columbia Zoning & Planning

Year Built: 1958, estimated per Boone County Assessor

Square Footage: 1,764 +/-, per Boone County Assessor

Lot Size: 105 x 158.7 per Boone County Assessor

Foundation: Concrete, Walkout Basement

Exterior: Painted Wood Siding

Roof: Composition Shingle

Parcel #: 16-609-00-01-046.00 01

Legal Description: Lot Six (6) of Sunset Hill Addition No. 4 in the City of Columbia, Boone County, Missouri, as the same is shown of record in Plat Book 5, Pag 27 of Boone County, Missouri records.

Utilities

Electric, Water, & Sewer: \$74.53 - 12 month average usage per City of Columbia

Gas: \$30.00 - 12 month average usage per Ameren UE

Heating and Cooling / Hot Water Heater: Rheem Consaire Gas Furnace with Central Air (2005?), Whirlpool 40 Gallon Gas Hot Water Heater, Attic Fan

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.