

**ABSOLUTE  
AUCTION**

**No Minimum,  
No Reserve**

# **3709 W. Rollins Rd. Columbia, MO**



**Monday, August 11  
12:00 P.M.**

- Affordable Home In Rothwell Heights
- Spacious 4 Bedroom, 3 Bath Ranch
- Large Living Room With Brick Fireplace
  - Large Eat-In Kitchen
- Partially Finished Walk-Out Basement
- Corner Lot With Mature Trees –Fenced Yard & Rear Deck!

**Directions:** I-70 To Stadium Exit #124, South On Stadium Approx. 1 Mile To Right On West Broadway To Left On Fairview 1/2 Mile To Right Onto Rollins 6/10 Mile To Home On Right.

**Terms:** \$5,000.00 Down Day Of Auction. Remaining Balance Due Within 45 Days Or Upon Closing. A 4% Buyer's Fee Is Applied To Final Bid To Determine Contract Price. Public & Realtor Participation Welcomed! Realtors Must Have Clients Registered By August 9 @ 12 Noon, No Exceptions.

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# PROPERTY INFORMATION

## Main Level

**Covered Front Porch:** 4' x 31'

**Rear Deck:** 10' x 32'

**Entry Way:** 4'4 x 12' - Vinyl Floor & Coat Closet

**Front Living Room:** 11'9 x 16' - 2 Windows, & Carpet

**Dining Room:** 10'6 x 11'9 - Carpet, Chair Rail, & Window

**Family Room:** 15' x 17' - Brick Fireplace, 2 Windows, Built-in Book Shelves & Carpet

**Eat-in Kitchen:** 14' x 15' - Built-in Kenmore Dishwasher, GE Electric Stove, Built-in Hotpoint Microwave, Window, Pantry, Vinyl Floor, & Oak Cabinets

**Hall Bath:** 7'10 x 7'11 - Oak Vanity with Sink, Vinyl Floor, & Tub/ Shower Combination

**Master Bedroom:** 13'4 x 14' - Walk-in Closet, 2 Windows, Lighted Ceiling Fan, & Carpet

**Master Bath:** 4'9 x 5'3 + 3' x 3'11 - Oak Vanity with Sink, Shower with Glass Doors, & Vinyl Tile Floor

**Bedroom 1:** 10'5 x 13'6 – Carpet & Window

**Bedroom 2:** 10'4 x 13' – Carpet & Window

**Two Car Garage:** 20'9 x 21'8 - Two Liftmaster Openers

## Basement

**Unfinished Work Room/Furnace Room:** 15'10 x 23'3

**Family Room:** 12' x 35'10 - Includes Unfinished Laundry Closet & Carpet

**Recreational Room:** 14'9 x 29'6 - Sliding Patio Door, Built-in Cabinets, Bookshelves, Carpet, & Partial Paneling

**Bath:** 4'2 x 5'6 + 3'2 x 3'10 - Oak Vanity with Sink, Shower with Glass Doors & Carpet

**Bedroom:** 13' x 13'6 – Closet & 2 Windows

**Unfinished Storage/Shelter:** 4'4 x 21'

**Backyard:** Chain-Link Fence & Mature Trees



# GENERAL INFORMATION

**Schools:** Paxton Keely Elementary, Smithton Middle, Hickman High

**2013 Taxes:** \$1,495.58, Per Boone Co. Collector

**Zoning:** R-1, Per City of Columbia

**Year Built:** 1975, Per Boone Co. Assessor

**Square Footage:** 3,047 +/-, As Per Boone Co. Assessor

**Lot Size:** 105' x 110.44', As Per Boone Co. Assessor

**Foundation:** Concrete, Walk-Out Basement

**Exterior:** 3 Sides Partial Brick and Painted Lap Siding

**Roof:** Composition Shingles

**Parcel No.:** 16-505-00-02-232.00 01

**Legal Description:** Lot Seventeen (17) of Rothwell Heights Subdivision Block 7 as shown by Plat Recorded in Book 11, Page 17, Records of Boone County, Missouri

## Utilities

**City of Columbia (Water, Sewer & Electric):** High - \$229.00 (8/2012); Low - \$89.00 (12/2012)

**Ameren UE (Gas):** \$45.00 – Past 12 Month Average; High - \$114.00 (Winter)

**Heating & Cooling:** Updated Lennox Elite Series Gas Furnace and Central Air, Newer RUUD 40 Gallon Electric Hot Water Heater



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