

Absolute Real Estate Auction

1154 S. Pecos Ct., Columbia, MO

Monday, Sept. 29th at 12:00 PM

**No
Minimum
or Reserve**



- **3 Bedroom with 4th Non-Conforming & 2 Baths**
- **Move-In Condition with Updates & Maintenance Free Exterior**
- **Spacious Kitchen / Dining Room Combination**
- **Large Above Ground Swimming Pool and Fenced Backyard**
- **Close To Schools, Hospitals, Golf Course, Shopping & More**
- **Fits Most Any Budget & Great For Family Or Investment!**

Directions: From Hwy. 63 & Broadway/Rt. WW Exit, East On Broadway/Rt. WW Approx. 1 & 3/10 Miles To Right On El Chaparral Ave. for 2/10 Miles To Left on Santa Anna to First Left on Pecos Ct. To Home On Right. (Watch For Signs!)

Terms: \$10,000.00 Down Day Of Auction. Remaining Balance Due Within 30 Days Or Upon Closing. A 4% Buyer's Fee Is Applied To Final Bid. Public Participation Is Welcomed! Brokers Must Pre-Register 48 Hours Prior To Auction. For Broker Form Visit Website Or Call Auction Company.

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Property Information

Upper Level

Living Room: 13 x 18'6 – Newer Carpet (2012, Per Seller), Newer Hunter Douglas Lighted Ceiling Fan, & Large Picture Window

Kitchen/Dining Room Combination: 12' x 23'2 – Newer Oak Style Laminate Flooring, Newer Hunter Douglas Lighted Ceiling Fan, Newer Whirlpool 22 Cu. Ft. Side by Side Refrigerator with Water & Ice in Door, Westinghouse Dishwasher, Whirlpool Electric Stove, French Door to Rear Wood Deck, & Window

Full Hall Bathroom: 4'9 x 7'5 + 2'4 x 4'8 – Newer Oak Vanity & Sink, Tub/Shower Combination, & Vinyl Tile Floor

NW Bedroom: 7'11 x 9'8 – Newer Carpet & Window

SW Bedroom: 9'10 x 13 – Newer Carpet, Newer Hunter Douglas Lighted Ceiling Fan, & 2 Windows

Master Bedroom: 12' x 13'11 + 2'4 x 3'11 – Newer Carpet, Newer Hunter Douglas Lighted Ceiling Fan, & 2 Windows

Full Master Bathroom: 4'5 x 4'9 + 2'6 x 2'8 – Newer Oak Vanity, Walk-In Shower, Vinyl Tile Floor, & Window

Rear Wood Deck: 10' x 12'



Lower Level

Family Room: 11'8 x 18'10 – Triple Window & Carpet

Non-Conforming Bedroom / Office: 11' x 17'3 – French Door to Concrete Patio & Carpet

Laundry/Furnace Room: 8'4 x 11' – Vinyl Tile Floor & Window

Two Car Garage: 20'8 x 23' - Stanley 1/4 HP Opener & Craftsman 1/2 HP Opener

Rear Concrete Patio: 9'10 x 11'6

Above Ground Pool: 15'W x 30'L x 54" D (Approx. 8 Yrs. Old, Per Seller)

Lawn Shed: 8' x 16'

Other: Newer Concrete Drive (2013, Per Seller) & Chain Link Fenced Backyard



General Information

Schools: Cedar Ridge Elementary, Oakland Middle, & Battle High

2013 Taxes: \$1,327.83, Per Boone Co. Collector

Zoning: R-S, Per Boone Co. Resource Mgmt.

Year Built: 1979, Per Boone Co. Assessor; **Square Footage:** 1,900 sq. ft. +/-

Lot Size: 49.17' x 135.58', Per BOCO Assessor; **Foundation:** Concrete

Exterior: Brick & Newer Vinyl Siding & Aluminum Soffits (As Per Seller)

Roof: Architectural with Ridge Vent (2012, Per Seller);

Parcel No.: 17-510-16-01-001.00 01

Legal Description: Lot Eleven (11) Of El Chaparral - Plat No. 1 As Shown By The Plat Recorded In Plat Book 10, Page 164, Records Of Boone County, Missouri.

Utilities

Boone Electric Coop: \$171.53 – 12 Month Average (Electric); \$45.00/monthly (Sewer); **PWSD No. 9 (Water):** \$39.44 – 12 Month Average; **Heating & Cooling:** Goodman Electric Furnace & Central Air (2011, Per Seller), GE Electric 50 Gallon Hot Water Heater (2013, Per Seller), 225 AMP Main Breaker, Culligan Water Softener (Owned, Per Seller)

Auction Disclaimer: Purchaser And / Or Purchaser's Agent / Broker Shall Bear The Responsibility To Confirm All Calculations Prior To The Auction. All Information Contained In This Brochure 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. Announcements Day Of Auction Take Priority Over All Advertising.