

**Online Real  
Estate Auction**

**111 E El Cortez Dr.  
Columbia, MO**

**Online Auction Ends:  
Tues., Feb. 23rd at  
12:30 pm**



**Preview/Inspection: Tues., Feb. 16th, 12 Noon to 1 pm**

**Southwest Location Near Schools & Shopping**

**Move-in Ready 3 or 4 Bedroom, 3 Bath Home**

**Updated Eat-In Kitchen**

**Large Rear Deck Overlooking Fenced Backyard**

**Lower Level Family / Rec. Room**

**Updates Including: Newer Vinyl Windows, Furnace & A/C**

**Directions:** From Hwy 63 South & Grindstone Pkwy/New Haven Rd. Exit. West On Grindstone Pkwy. For 1 & 8/10 Miles. Cross Providence To Nifong and make an immediate right on service road to North on E. El Cortez Dr for 2/10 Mi., Continue Left on E. El Cortez Dr. to Home on Right.

**Terms:** \$5,000.00 Down Day Of Auction. Remaining Balance Due Within 30 Days Or Sooner. A 4% Buyer's Fee Applies To The Final Bid. Public & Realtor Participation Is Welcomed! Realtors Must Have Clients Pre-Registered 48 Hours In Advance Of Auction, No Exceptions

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# PROPERTY INFORMATION

## Main Level

**Covered Front Porch:** 11' X 21'

**Entry:** 4'6 X 9'7 - Vinyl Floor, Large Coat Closet

**Living Room:** 11'10 X 15'9 – Oak Hardwood Floor, 2 Newer Vinyl Crank Out Windows

**SE Bedroom:** 8'11 X 10 - Oak Hardwood Floor, Newer Vinyl Crank Out Windows

**SW Bedroom:** 9'10 X 12'3 (measurement includes closet) - Oak Hardwood floor

**Hall Bath:** 4'10 X 7'-Tub/Shower Combo with Tile Walls, Tile Floor

**Master Bedroom:** 10'3 X 13'2 - Oak Hardwood Floor, Newer Vinyl Window, Lighted Ceiling Fan

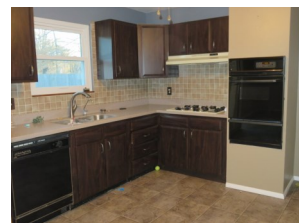
**Master Bath:** 4'5 X 7' (measurement includes shower) - Walk-In Tiled Shower, Tile Floor, Oak Vanity with Sink, Newer Vinyl Window

**Dining Room/Family Room:** 13' X 13' + 2'6 X 4'5 - Lighted Ceiling Fan, Oak Hardwood Floors, Newer Vinyl Sliding Door to Rear Patio

**Eat-In Kitchen:** 9'11 X 12' + 2' X 5'5 - Vinyl Tile Floor, Pantry Closet, Updated Cabinets, Counters and Sink, Tile Backsplash, Newer Vinyl Window, GE Gas Cooktop, GE Wall Oven, RCA Dishwasher, Kitchen Aid Refrigerator, Lighted Ceiling Fan, Walk Door To Garage

**Single Car Garage:** 10' X 23'3 - Craftsman ½ HP Garage Door Opener, Walk Door to Back Yard

**Rear Wood Deck:** 12'6 X 19'11



## Basement

**Family Room / Study:** 12'8 X 17'5 - Carpet, Book Shelves, Built-In Cabinets

**Non-Conforming Bedroom:** 11'9 X 14'8 - Carpet

**Non-Conforming Bedroom / Craft Room:** 7'4 X 13' - Carpet

**Family Room:** 5'8 X 8'6 + 8'6 X 15'5 minus 2'5 X 3'8 - Carpet & Walk-In Closet (3'10 X 4'8)

**Full Bath:** 9'8 X 7'4 (measurement includes shower) - Newer Vanity, 2 Basement Windows, Carpet, Walk-In Closet ( 2'7 X 9'10)

**Laundry Room:** 6'8 X 9'10 + 5'5 X 7'7 minus 2'7 X 2'10 - Vinyl Floor, 2 Basement Windows, & Walk-In Closet (4'6 X 15'9)

## GENERAL INFORMATION

**Schools:** Grant Elementary, Gentry Middle, Rockbridge High School

**2015 Taxes:** \$1,394.18, Per Boone County Collector

**Zoning:** R-1, Per City of Columbia; **Year Built:** 1970, per Boone County Assessor

**Square Footage:** 2,205 Sq. Ft. +/- Per Boone Co. Assessor; **Lot Size:** 70' x 125', per Boone Co. Assessor

**Foundation:** Concrete; **Exterior:** Partial Brick Front & Painted Lap Siding; **Roof:** Composition Shingle (replaced approx. 8 or 9 yrs. ago, per seller)

**Parcel:** 16-911-00-01-010.00 01; **Legal Description:** Lot Ten (10) of Rockbridge Subdivision Block One (I) in the City of Columbia, Boone County, Missouri, as shown by the plat thereof recorded in Plat Book 8, Page 49, Records of Boone County, Missouri.



**Utilities: City of Columbia (Electric, Water, Sewer, Trash):** \$219/mo. (12 month average, budget billing); **Ameren UE:** \$58/mo. (12 mo. average)

**Heating and Cooling:** Comfortmaker Gas Furnace with Humidifier & Central Air (2006, per seller), Kenmore Economizer 40 Gallon Gas Water Heater, Hague Water Softener (owned, per seller), 100 AMP Main Breaker

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