

# Absolute AUCTION



**FRIDAY, APRIL 9<sup>TH</sup>, 12:30PM**

**2236 Drury Ave., Kansas City, MO 64127**

*Property Directions: I-70 to Van Brunt, north to 23<sup>rd</sup> St., east to Drury Ave., north to home OR I-435 to 23<sup>rd</sup> St. west to Drury, north to home.*

## **SELLS TO THE HIGHEST BIDDER, REGARDLESS OF PRICE!**

Move-in ready 2 bedroom bungalow! Surprisingly spacious, cute, very clean and well maintained. Living room with fireplace, dining room, large eat-in kitchen, enclosed porch, full basement with lots of space, all original woodwork, oversized detached 1-car garage.

*Open House: Sundays, March 28<sup>th</sup> & April 4<sup>th</sup>; 2-4 PM*

### **THE HOME**

- **Eat-In Kitchen:** 9x15; quality oak cabinets, newer Tappan gas stove w/hood, basement access
- **Living Room:** 10x18; quality brick fireplace w/built-in bookcases, hardwood floors under carpet, crown molding, ceiling fan
- **Dining Room:** 11x12; hardwood floors under carpet, double picture window
- **Master Bedroom:** 9x11; hardwood floors under carpet, ceiling fan
- **Bedroom 2:** 9x11; hardwood floors under carpet, ceiling fan, full attic access
- **Full Hall Bath:** 5x6; Shower/tub combo, tiled wainscot, oak vanity w/marble sink
- **Full Walk-Out Basement:** built-in cabinets, 3 separate rooms, loads of storage room, electric dryer hook up, shower head, HVAC & electric panel access
- **Oversized 1-Car Detached Garage:** 18x20; automatic door opener, built-in work bench, rafter storage

### **FEATURES**

- 2 Bedroom Bungalow
- Spacious rooms
- Walk out basement
- Detached Oversized Garage
- Updated Kitchen
- Original woodwork
- 200 amp electrical service
- Maintenance-free vinyl siding
- Shared privacy fence
- Quiet neighborhood
- Taxes: \$392

VISIT [WWW.CATESAUCTION.COM](http://WWW.CATESAUCTION.COM) FOR COMPLETE TERMS AND CONDITIONS, DETAILED PROPERTY INFORMATION PACKAGE AND ADDITIONAL PICTURES.

*Summary of Terms: 5% down day of sale. Balance in 30 days at closing. Taxes prorated to closing. 10% buyer's premium. Seller provides title insurance. Property sells as-is, free & clear of liens.*

### **REALTORS / BROKERS**

Earn **3% BAC** Offered on this property  
Calculated on high bid



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