

Absolute AUCTION

ABSOLUTE!
Sells to the highest bidder without reserve!

As Mary Lue is pursuing new adventures in life, we have been selected to sell the following at public auction.

FRIDAY, MAY 21ST, 10:00 AM

7317 NE 46th St. Kansas City MO 64117

SOUTH BOUND: I-435 to 48th St exit. South on Randolph Rd (outer road) 1 block to 46th St, West to home.

NORTH BOUND: I-435 to Parvin Rd exit. North on Worlds of Fun Ave (outer road) to 48th St., West to Randolph Rd., South 1 block to 46th St. west to home.

HUGE INVESTMENT OPPORTUNITY! EASY TO UPDATE!

Cozy 3 bedroom, 1-car raised ranch, corner lot, large front porch, huge deck, walk out basement, dining room, kitchen, living room, maintenance free siding, newer roof. Needs your finishing touch!

Open House: Sundays, May 9th & 16th; 2-4 PM

MAIN LEVEL

- **Living Room:** 11x19, Hardwood Floors, Large Picture Windows, Ceiling Fan
- **Kitchen/Dining Room Combo:** 9x20, Hardwood, Oak Cabinets, Kenmore Dishwasher, Side by Side Refrigerator, Whirlpool Smooth Surface Range
- **Master Bedroom:** 9x13, Hardwood, Double Closet
- **Bedroom 2:** 9x11, Hardwood
- **Bedroom 3:** 9x11, Hardwood
- **Hall Full Bath:** 5x8, Shower/Tub Combo, Tiled, Oak Vanity

BASEMENT

- **Family Room:** 11x14, Large Storage Closet
- **Utility Area:** 11x12, Electric Dryer Hookup
- **Oversized 1-Car Garage:** 23x25, New Garage Door and Opener, Large Storage Cabinet, HVAC Access

FEATURES

- **Maintenance Free Siding**
- **15x30 Deck**
- **Full Length Front Porch**
- **8x10 Garden Shed**
- **Corner Lot**
- **North Kansas City Schools**
- **Easy Highway Access**
- **Minutes to Ford Claycomo Plant**
- **Newer Roof**
- **Newer Lennox HVAC**

HOME SELLS REGARDLESS OF PRICE, WITH NO MINIMUM BID!

VISIT 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



CATES

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