



Real Estate AUCTION

As Lindsay and Marie Crossett are downsizing and moving to a retirement community they have chosen to sell their home in a timely manner at public auction.

SATURDAY, JUNE 26TH, 10:00 AM

623 Camelot Drive, Liberty, MO 64068

Property Directions: I-35 to 152 Hwy, east to Clayview Dr., north to Camelot Dr., east to address.

IMMACULATE, LOW-MAINTENANCE CAMELOT HOME

Updated central air, furnace, roof, kitchen flooring and counter tops, brick front, steel siding, 2 bedroom, 2.5 baths, eat-in-kitchen, living room with stone fireplace, dining room, 1st floor laundry, basement, 2 car gar., manicured lot!

Open House: Sundays, June 13th & 20th; 2-4 PM

MAIN LEVEL

- **Living Room:** 15x19; beautiful natural stone fireplace w/gas log & Heatalator, golden crown molding, oak mantle with built-in bookcases, ceiling fan, carpet
- **Kitchen:** 12x14; oak custom cabinetry, Corian counter tops (2008), pantry, Pergo laminate flooring (2008), Amana electric stove & microwave, Hotpoint refrigerator (2007), GE dishwasher
- **Dining Room:** 12x14; golden oak crown molding; carpet, back yard access
- **Master Bedroom:** 13x15; walk-in closet, ceiling fan, carpet
- **Master Bathroom:** 5x10; shower enclosure, marble top oak vanity, linen closet
- **Bedroom 2:** 12x14; walk-in closet; carpet
- **Hall Bathroom:** 5x9; shower/tub combo, marble top oak vanity
- **Laundry Room:** 4x5; built-in oak cabinetry, Maytag washer, GE electric dryer

BASEMENT

- **Family Room:** 24x26; ready to finish, carpet, HVAC & water heater access, built-in storage shelves, GE refrigerator
- **Oversized 2-Car Garage:** 21x27; Automatic garage opener
- **Half Bathroom:** 4x5; linoleum

FEATURES

- Pergo Laminate Floor-Kitchen & Entry Way (2008)
- Corian Kitchen Counters (2008)
- Trane XR80 Forced Air Gas Furnace (2007)
- Trane XR14 Air Conditioning Unit (2007)
- Timberline –Style Roof (2005)
- Liberty Schools
- Quiet Neighborhood
- Buckner Built-In Sprinkler System
- Immaculate & Low maintenance
- Brick front & Steel siding
- Nice Manicured Lot



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
Calculated on high bid this property



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