



TRUSTEE ORDERED AUCTION

OPEN HOUSE:
Sundays,
August 15th & 22nd
2-4 PM

SATURDAY, AUGUST 28TH, 10:00 AM

604 NW 64th St., Kansas City, MO 64118

Property Directions: 169 Hwy to 68th St., east to Broadway, south to 64th St., east to address.

3700 SF, ALL STONE 4 BEDROOM, 5 BATH, 1.5 STORY HOME WITH 4 GARAGES ON 3/4 ACRE LOT

This one-owner home features living room with fireplace, dining room, kitchen with breakfast room, hearth room with stone fireplace, master suite on main level, 3 bedrooms and 3 baths up; full walk-out basement, fenced backyard, large deck with gazebo, backup generator, zoned hvac, large treed 3/4 acre lot, quiet dead-end street & more! Bring your decorative touches!

MAIN FLOOR

- **Hearth Room:** 14x17; floor to ceiling stone fireplace w/gas logs, vaulted ceiling with ceiling fan, oak parquet floor, oak library paneling
- **Kitchen:** 13x13; island with Kenmore smooth surface cook top, GE built-in oven & microwave, Kenmore dishwasher, large pantry
- **Breakfast Room:** 11x17; oak parquet floor, back deck access
- **Formal Living Room:** 16x17; marble flooring, fireplace with marble mantle, built-in oak dry bar, recessed ceiling with chandelier
- **Formal Dining Room:** 14x17; marble flooring, recessed ceiling with chandelier
- **Half Bath:** 6x6, marble flooring, pedestal lavatory
- **Master Bedroom:** 16x16; carpet, ceiling fan, 9x10 walk-in closet with shelving
- **Master Bathroom:** 10x18; marble flooring, jetted 70 gallon tub with marble surround, marble top vanity with two sinks, separate water closet & enclosed shower
- **Laundry Room:** 9x13; tiled floor,
- **Mud Bath:** 5x6; tiled flooring, marble top oak vanity
- **Oversized 2-Car Garage:** 23x25; Liftmaster garage door opener

SECOND FLOOR

- **Bedroom 2:** 10x14; carpet, ceiling fan, walk-in closet,
- **Full Bath:** 8x8; shower/tub combo, marble top oak vanity
- **Bedroom 3:** 13x14; carpet, ceiling fan, walk-in closet
- **Bedroom 4:** 12x16; carpet, ceiling fan, walk-in closet
- **Jack & Jill Bath:** 11x13; marble top oak vanity with two sinks, shower enclosure
- **Storage/Bonus Room:** 14x14; built-in shelving, zoned hi-efficiency gas furnace

FULL WALK-OUT BASEMENT

- **Kitchen:** 11x20; Whirlpool dishwasher, terra cotta tile, Tappan gas stove, oak cabinets
- **Office/Hobby Room:** 15x17; unfinished
- **Unfinished Area:** 30x40; stone fireplace, zoned Hi-efficiency gas furnace, 7x7 overhead garage door with Chamberlain opener

DETACHED GARAGE

- **1-Car Garage:** 9x12

BUY IT NOW!
Call us at 816-781-1134 for details
on making a pre-auction offer.



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ALICE PALERMO SOLE BENEFIT TRUST

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AUCTION DATE:

Saturday, August 28th, 10:00 AM

AUCTION LOCATION:

604 NW 64th St., Kansas City, MO 64118

3700 SF, ALL STONE 4 BEDROOM, 5 BATH, 1.5 STORY HOME
WITH 4 GARAGES ON 3/4 ACRE LOT



ADDITIONAL FEATURES

- All stone exterior
- 3700 sq. ft. finished living area
- 4 bedrooms, 5 baths
- 4 garage spaces
- Full walk-out basement
- Large. back deck with gazebo
- Fenced backyard
- Large treed 3/4 acre lot m/l
- Located on quiet, dead end street
- Guardian 5000 amp natural gas back-up generator (2005)
- Zoned hi-efficiency furnaces
- Solid oak six panel doors throughout
- Air Vac central vac system
- North Kansas City School District

NEW TO AUCTION?

4 QUICK TIPS

1. **Research** the property at www.CatesAuction.com and download a "Property Information Package" that will provide more info about the property and auction.
2. **Attend** an open house event to tour the property and talk to a representative.
3. **Ask** questions. Call us at 816-781-1134 or email us at sold@catesauction.com with any questions you may have.
4. **Bid.** There are 2 easy ways to bid. You can make a bid in advance of the auction or bid live onsite at the auction.

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



MO Auction License 1137



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