

POWER OF ATTORNEY ORDERED  
**AUCTION**

Minimum Bid Only \$47,500!

Previous List Price \$94,900



**OPEN HOUSE:**  
Sundays, Sept. 19  
& 26, 2-4pm

**SATURDAY, OCTOBER 2<sup>ND</sup>, 10:00 AM**

**3608 N. Lister Ave., Kansas City, MO 64117**

*Property Directions: I-435 to MO-210, west to N. Brighton, north to 34th Terr., west to Lister and address.  
or I-35 to Armour Rd/MO-210, east to N. Brighton, north to 34th Terr., west to Lister and address.*

**CUTE & COZY, ONE OWNER, 3 BEDROOM TRUE RANCH**

Features: 3 bedrooms, 1.5 baths, vinyl siding & tilt-in windows, fresh paint, hardwoods under carpet, living room, dining room, eat-in-kitchen, 1-car garage, finished w/o basement, zoysia lawn, fenced yard, home warranty & more!

**FEATURES**

- One Owner True Ranch
- Maintenance Free Vinyl Siding
- Vinyl Thermo-pane Tilt-in Windows
- Fresh Interior Paint
- Hardwood Floors under Nice Neutral Carpet
- Updated Kitchen Floor, Stainless Sink & Counter Top
- Updated Insulated Garage Door & Opener
- Partial Finished, Full Walk-out Basement
- Fenced Back Yard with Shed
- Zoysia Lawn
- Lilac, Dogwood, Redbud Trees, Peonies & More!
- One Year Home Warranty!



**THE HOME**

**Living Room:** 11x11.6; carpet, ceiling fan

**Dining Room:** 9x11; carpet

**Eat-in Kitchen:** all appliances, retro cabinets, updated floor, stainless sink and counter top, ceiling fan

**Master Bedroom:** 11.3x13.6; 2 large closets, storage

**Full Bath:** shower/tub combo, new stool, vanity

**Bedroom 2:** 10x10.3; carpet, closet, storage

**Bedroom 3:** 10.4x13.6; carpet, ceiling fan, closet, storage

**1-Car Garage:** 11.7x21; updated insulated garage door and opener

**Full Walk-Out Basement:** 27x23; rec. room with bar, new half bath, laundry, furnace, storage

**Fenced Backyard:** with patio, shed and backs to woods

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. Subject to prior sale.*

**REALTORS / BROKERS**

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



**CATES**  
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