

REAL ESTATE AUCTION

SATURDAY, MAY 3RD, AT 10:00 AM



1706 NE 69TH ST., Gladstone, MO 64118

Directions: I-35 to NE Antioch Rd. (1 Hwy.), N on Antioch Rd. to 72nd St., W on 72nd St., to N. Woodland Ave., S. to NE 69th St., W. to home.

Beautiful 4 bedroom, 3 bath, maintenance-free Raised Ranch with brick front, in quiet Northaven subdivision. The home features a family room with light oak planked and pegged wood floors, wood burning brick fireplace, eat-in kitchen, formal living room and dining room, large finished attic with a bedroom and full bath, finished basement with bar, shop area, and a rear-entry 2-car garage, all on a large treed and landscaped lot. Personal property will sell immediately following the real estate. (See reverse)

Financing available through our preferred lender, First United Mortgage. Call Carl Gennusa at 816-454-7900 today! See terms below for special savings.

★ **Preview Dates: Sun., April 20 & Sun., April 27 from 2–4 PM**

Real Estate Terms & Conditions: 10% buyer's premium, \$6,000 escrow deposit (\$3,000 if pre-approved by our preferred lender) due day of sale. Closing within 30 days. Property is sold As-Is in its present condition. Property information package is available with full sellers disclosure. Taxes for 2007 were \$2,021. **BROKER PARTICIPATION INVITED!**
3% COMMISSION OFFERED!

Property details

- Northaven, Lot 9, Block 18
- Lot Size: 80' x 132.5'
- Total Sq. Ft. w/finished basement: 1,826 sq
- Maintenance-free metal siding
- Vinyl, gas-filled replacement windows
- Storage shed, 10' x 10'
- Rheem Imperial Super High Eff. A/C
- Bryant Plus 90 FAG furnace
- Nautilus 50 gal. hot water heater
- General 1099 humidifier
- Honeywell electronic air cleaner
- Kenmore UltraSoft 150 full home water filtration system
- One year home warranty provided



**SUNFLOWER
AUCTION**

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REAL ESTATE BROKER



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FOR THE COMPLETE LISTING AND ADDITIONAL PHOTOS GO TO WWW.SUNFLOWERAUCTION.COM

Nice Selection of Personal Property

to be sold immediately following the real estate



Additional Real Estate Information

Main Level

Kitchen, eat-in: 15'3" x 10'4" – hard surface countertops, GE Profile flat surface cook top and range hood, GE Potscrubber 1200 dishwasher, McGraw Edison double oven, solid wood cabinetry, garbage disposer and large bay window.

Formal Dining Room: 9'7" x 11'2" – carpet.

Formal Living Room: 16'2" x 9'7" – carpet.

Family Room: 20'3" x 12'0" – beautiful oak planked and pegged wood floors, wood burning gas fireplace with Nickerson gas insert and blower, wood paneling, ceiling fan and exit to back yard.

Full Bath located in hallway.

Master Bedroom: 12'0" x 14'5" – ceiling fan, large double closets and master bathroom.

Bedroom 2: 13'8" x 9'9" – large double closets.

Bedroom 3: 11'1" x 10'0" – large windows and double closets.

Upper/Attic Level

Bedroom 4: 17'4" x 12'0" – Full bath, carpet, access to attic storage area.

Storage Area: Huge attic storage space with wood floors, built-in shelving and lighting.

Lower Level

Recreation Room: Nicely finished, large 24'8" x 27'4" area with built-in bar, drop ceiling and berber carpet.

Workshop: 6'4" x 10'6"

Garage: 21'0" x 19'11" – extra deep 2 car garage located in the rear of the home with automatic garage door opener.

Laundry Room: 20'10" x 10'4"

Personal Property

Furniture: Pair leather recliners, red upholstered chair, coffee tables, oak table with 5 leaves, needlepoint chairs, table with 5 wicker-back chairs, glass coffee tables, green tufted chair, green upholstered recliner, lamp table, numerous lamps, Duncan Phyfe-style drum table, oak bench, tiger oak table with spindle legs, baby cradle, vintage trunks, child's chair, granite-top table, pine cupboard, nice tiger oak buffet, antique desk, black desk with glass top, wooden high chairs, bar stools, glide rocker with footstool.

Household: Pots and pans, parfait glasses, woven floral rug, plant stands, entry runner, umbrellas, snack sets, linens, towels, Christmas décor and lights, vintage typewriter, luggage, oak telephone, old baskets, metal shelving, GE mantle clock, Oreck XL vacuum with bags, wheelchair, ice cream freezer, graniteware basin, oak crutches, barware items, board games, nativity display, tv trays.

Beds/Bedding: Twin bed, queen bedroom set with bed, dresser and chest, crocheted blankets, throws, bed linens.

Electronics: JVC television, 8-track/phonograph console, JVC turntable, Mitsubishi VCR, RCA VCR, Lexmark Z53 printer.

Musical Instruments: Lowry organ with bench, music cabinet.

Appliances: Amana 20 refrigerator/freezer, Sears Coldspot chest freezer.

Antiques/Collectibles: Clear glass oil lamps, Fire-King glassware, vintage Tupperware, Rhythm by Homer Laughlin china, Gone with the Wind lamp, Kansas City Then and Now book, glass candy dishes, brass spittoon, books on various collectibles, Walt Disney Classic Collection Bambi, vintage Rubik's Cube (unopened), vintage records and 8-track tapes, Precious Moments doll, collectible figurines, quilt rack, Tiffany-style lamp with large shade, hand-stitched quilts, wedding ring quilt, cranberry opalescent lamp with brass cherub, Thomas P. Otter Moving Westward print, metal wagon wheel, tin litho doll house, glass vases, vintage Coke bottles, old milk cans, vintage bicycle, old milk bottles, Schlitz beer signs, Disney Deluxe Videos Lion King, Snow White and Cinderella, vintage metal Tonka toys, vintage dolls and accessories.

Garage/Tools: Lots of hand tools, hand dolly/truck, shovel, post hole digger, wheelbarrows, scrap lumber, yard tools, lawn chairs, croquet set.