

REAL ESTATE AUCTION

Sunday April 10, 2016, 2:00 P.M.

2841 Stillman Ave, Indianapolis, IN 46268

Visit our website for more information



Terms of Real Estate

Successful purchaser pays \$5,000 non-refundable deposit the day of sale, cashiers check or credit card only (no personal checks) with the balance due on or before May 10, 2016, or within 5 days after delivery of a commitment for title insurance with possession day of closing. A 10% buyers premium will be added to the sale price. Buyer will be responsible for May tax bill.

Owner's Policy of Title Insurance & Deed preparation will be furnished by the seller. Closing fee will be split between the seller and the buyer. Bidders on the real estate should have a letter of credit from their bank stating the bidder's capabilities.

DISCLAIMER AND ABSENCE OF WARRANTIES: Vaughn Auctions LLC has taken all reasonable care to ensure the accuracy of the information on all material related to the property identified. Vaughn Auctions LLC and the seller shall not be held responsible for any errors, omissions or misunderstanding. All potential bidders are responsible to conduct inspections, verify information and any previously printed material or information displayed on due diligence concerning the property. The property is being sold "AS IS" with the understanding between all parties that there are no warranties from the seller or Vaughn Auctions LLC. The auction is subject to the "Terms and Conditions" that are identified in the purchase agreement. Vaughn Auctions LLC reserves the right to make announcements prior to the start of the auction that will take precedence over the internet. The staff at Vaughn Auctions LLC has an ethical responsibility to communicate all information and to disclose any known facts that may affect the value or desirability of the property that is being auctioned.

Open Houses

March 20th, 1-3 pm

March 23rd, 12-2 pm

April 6th, 5-7 pm

This is an attached single family home/zero lot line. This is not a condo and there are no condo fees. The owner owns the ground around their property. It has been remodeled with new tile floor, 30 year Brazilian cherry flooring and carpeting. It has 3 bedrooms, 2 baths, a large family room with brick fireplace, dining room, large kitchen with separate eating area and counter bar. New stainless steel appliances. Master bedroom with walk-in closet, double sink in bath, tub/shower and linen closet. Fresh paint and new garage door opener. Roof is 2 yrs old, AC is 2 yrs old, water heater and furnace were replaced in fall 2015, crown molding in 3 rooms. Laundry room with Gas/Electric hookup. Fireplace is re-circulating and is able to heat the entire home.

Semi-annual HOA fee is \$263 and fees are for the College Park amenities - pool, tennis courts, etc. Owner is responsible for the exterior of the home and the small yard space.



Steve Vaughn, AU01031412

9921 E US Hwy 40, Fillmore, IN 46128

www.vaughn-auctions.com

www.auctionzip.com #26496

317-797-SOLD (7653)

