

ABSOLUTE REAL ESTATE AUCTION (with some contents)

613 Briarcliff Rd, Salina, KS

Thursday, September 12, 7:00 pm



Legal Description: **ROLLING HILLS ADD, S18, T14, R2, BLOCK 7, Lot 13**

AUCTIONEER'S NOTE: House sells at ABSOLUTE Auction, without reserve. Mrs. Anderson is moving and downsizing, what she doesn't take will be sold with the house.

REAL ESTATE: This single family home has 1,330 sq ft, 3 beds, 2.5 baths, 2 fireplaces, full basement, attached garage. A unique home, most of the rear wall is glass, the open plan has an artistic divider between the living and kitchen/dining areas and vaulted ceilings throughout the main floor gives the home a light, airy 'feel'. 2018 taxes were \$2,047.66. There will be a 10% buyer's premium charged on the real estate.

TERMS OF REAL ESTATE: 10% down on day of sale. Balance due at closing. Kansas Secured Title Closing Costs and Title Insurance to be split 50/50 between buyer & seller.

FOR LATEST UPDATE AND PICTURES GO TO WEBSITE

www.soldbywilson.com



Wilson Realty & Auction Service

P.O. BOX 1305, SALINA, KS 67401 • (785) 827-5563
LONNIE WILSON - OWNER/BROKER/AUCTIONEER • (785) 826-7800
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Lonnie Wilson

Website & Contact Email Addresses: www.soldbywilson.com



Any announcement made the day of sale takes precedence over any printed matter

SCROLL DOWN FOR PICTURES



Street view



Front of house



Front entry off of driveway/carport



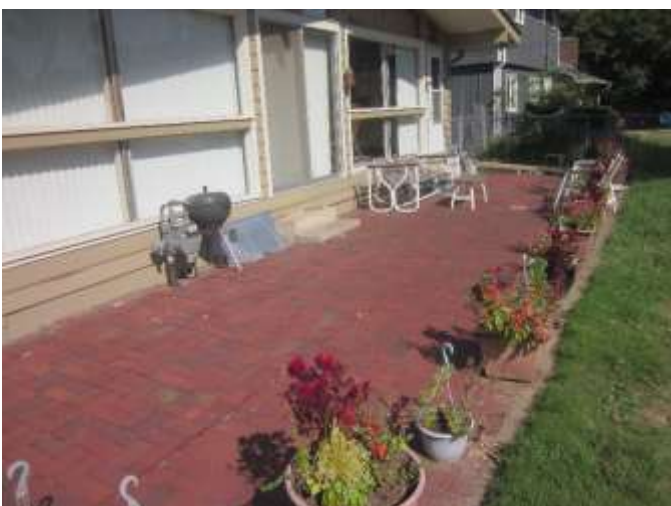
North side of house from back yard



Back yard from house



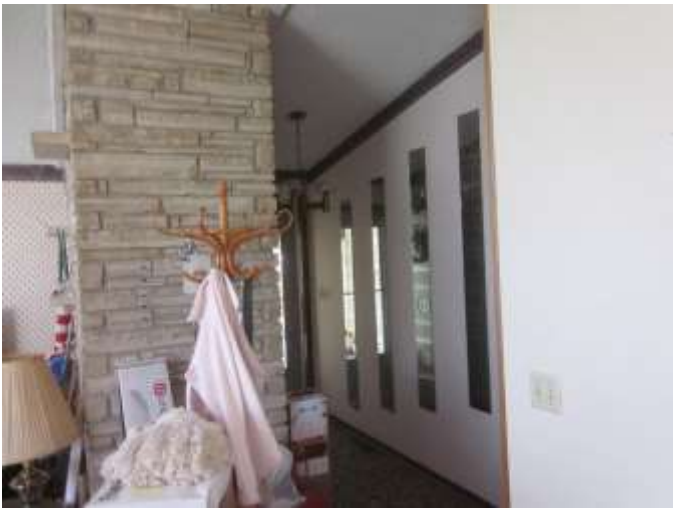
Rear of house from back yard



Patio across rear of house



Carport storage area



Main entry



Entry closet



Living room with fireplace



Living room,
beginning of glass wall across rear of house



Dividing wall,
glass wall continues across rear of house



Dining area



Kitchen



Kitchen



Master bedroom includes walk-in closet



Master bedroom en suite ¾ bath includes shower



Bedroom # 2



All bedrooms feature large closets



Bedroom # 3



Main floor full bath



Stairs to basement



Basement view



Basement view



Fireplace in basement



Basement has bar area



Basement 1/2 bath



Non-code bedroom in basement also has large closet





Basement laundry room



Utility room

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