

RESIDENTIAL BUNGALOW



REAL ESTATE AUCTION

AUCTION DATE:
Friday October 21st, 6:30 pm
620 Burton Street, Cornwall, Ontario

OPEN HOUSES
Sunday October 2nd, 1:00 -3:00 pm
Sunday October 16th, 1:00 -3:00 pm

10% Buyer's Premium • Check Website for details



(613) 933-7672

www.TheresaTaylor.com

Residential Bungalow For Sale by Auction

**620 Burton Avenue
Cornwall, Ontario
K6J 2W9**

Features

Set in a mature residential area, this corner lot features a bungalow with paved driveway and a detached single car garage. This property is perfectly suited as a starter home or for a retired homesteader.

Location

The property is located at 620 Burton Avenue (cul-de-sac), just north of Sixth St. West, set in the central part of the city of Cornwall. The area is developed with a mixture of single family dwellings and some "plex" types. The property conforms well to the surrounding development. This location has good access to schools and other amenities.

Community Information

The City of Cornwall has a population of 46,000 persons. Cornwall is a full-service city with a small town feel, where everything is just minutes away from your front door and new opportunities are around every corner! There are modern health care options, and recreational facilities. The community is home to many churches and community groups.

Attractions

Recreational opportunities are endless, with organized sport leagues for athletes of all ages, several local golf courses to choose from, modern curling club, and the St. Lawrence River nearby for water sport enthusiasts. There is a bicycle path through the city and out to Long Sault Parkway, which indeed showcases how Cornwall is connected to nature. Lift Off is just one of the many celebrations.



Real Estate Auction

**Friday,
October 21, 2011
6:30 p.m.
On-Site**

**Viewings
1:00 - 3:00 p.m.**

**Sunday,
October 2nd**

**Sunday,
October 16th**

Auctions are becoming an increasingly popular way of selling houses. Prospective buyers are invited to bring along a lawyer or real estate agent to the auction.

How Does It Work?

The Auction of this house will take place in the same manner in which you would expect to bid on a piece of personal property. The Auctioneer will move at a slower pace to ensure that every person clearly understands the amount of the previous bid. You will have the opportunity to bid as many times as you like and upon conclusion, the highest bidder will be declared the buyer subject to the approval of the Vendor. Auctioneer's decision is final.

For full rules and terms of sale see the last page of this brochure.

PROPERTY OVERVIEW

Main Floor – (893 sq. ft.)

- ◇ Dining area within kitchen
- ◇ Bedrooms – two
- ◇ Bathroom- 4 piece
- ◇ Living room

Extras

- ◇ Detached single car garage

Lower Level

- ◇ Full unfinished basement
- ◇ Work bench
- ◇ Storage cupboards
- ◇ Cold room

Structure and Mechanical

- ◇ Vinyl sided bungalow
- ◇ Wood framed construction
- ◇ Heating: Oil forced air furnace
- ◇ Plumbing Copper, ABS and cast iron
- ◇ Electrical: 60 amp service being upgraded by seller to 100 amp
- ◇ Roof: new asphalt shingle in 2009
- ◇ Foundation poured concrete, cracking noted in building inspection
- ◇ Water and Sewer: Municipal

Lot

- ◇ .10 acre
- ◇ Frontage: 79 ft
- ◇ Depth: 57 feet

Zoning and Tax info

- ◇ Legal Description: N/S Sixth St. Pt. Lot 20, City of Cornwall, Stormont County
- ◇ Assessment: \$114,000 (2008)
- ◇ Municipal Taxes: \$1,833.64 (2011)
- ◇ Sewer & Water: \$502.38 (2011)

Other Info

- ◇ Home Inspection Report by St. Lawrence Valley Home Inspections available for perusal
- ◇ Appraisal Report by Tarle & McAllister Appraisals, Inc.



Kitchen



10' 3" x 13' 9"

Living Room



16" 3" x 11' 2"



Master Bedroom

10' x 12'

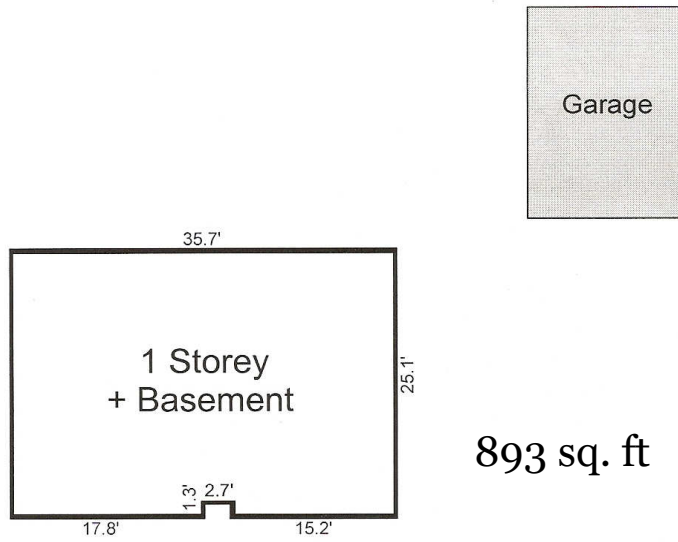


Spare Bedroom

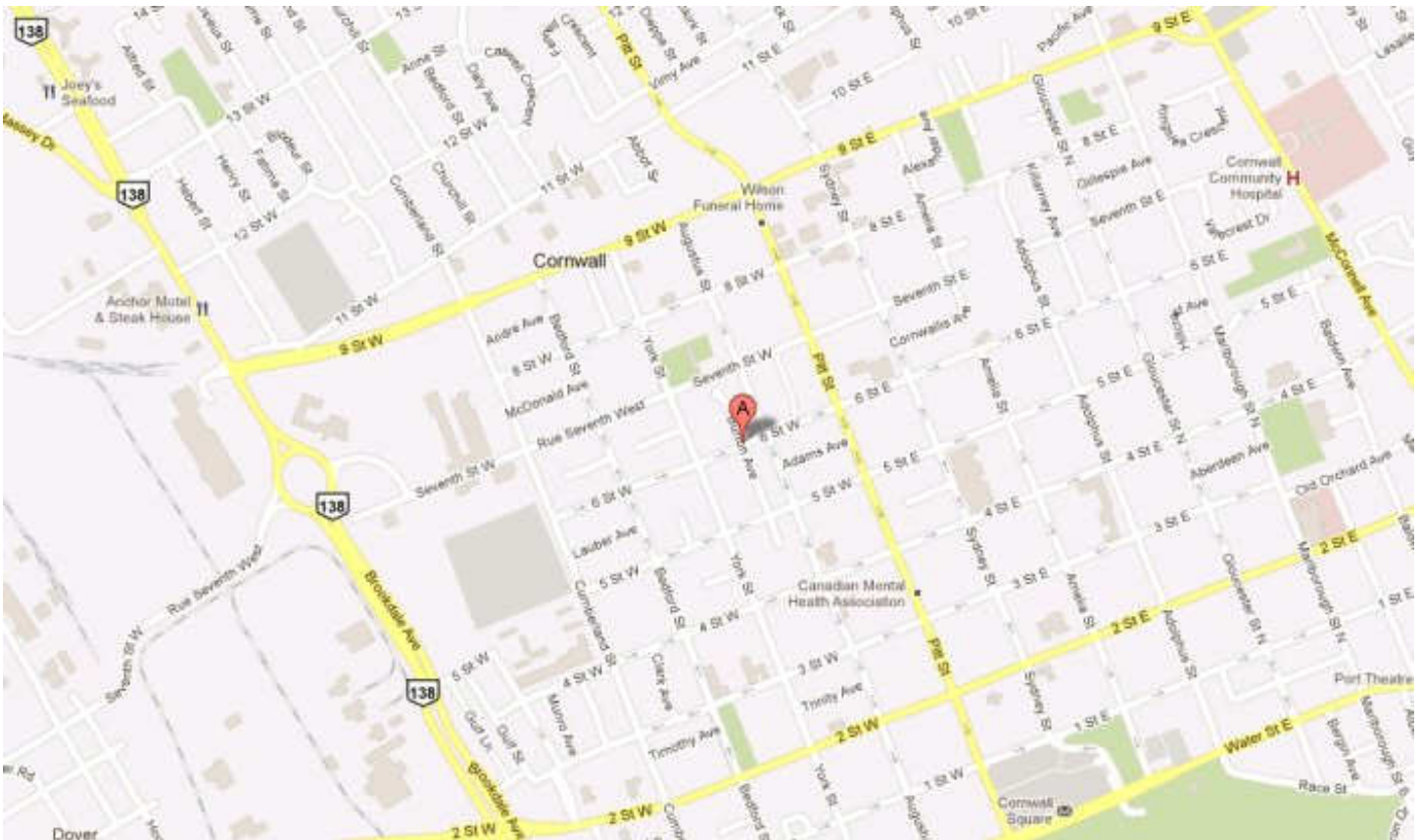
9' 9" x 11' 5"



Floor Plan



Property Location



620 Burton Avenue, Cornwall, Ontario, K6H 2W9

BID INFORMATION

1. There is no minimum opening bid.
2. The highest bidder will be declared the buyer subject to the approval of the Vendor. An irrevocable deposit of \$7,500 will be required from the successful bidder immediately following the Auction. This amount need not be certified, however the funds must be in the account upon which the cheque is written at that time.
3. Selling date is Friday October 21, 2011.
4. Closing will be November 19, 2011.
5. No conditions may be added to the agreement by the purchaser either at the Auction or otherwise.
6. The Purchaser's lawyer will be allowed until two weeks prior to closing to inspect title.

PROCEDURES & TERMS

1. All bidders and others attending this Auction agree that they have read and fully understand these terms and agree to be bound thereby. These terms are in addition to any other posted information, if any.
2. **Registration** for the Real Estate Auction will begin one hour prior to Auction onsite. Anyone interested in bidding **must register** and obtain a bidding card. There is no charge for registering.
3. All **announcements** by the Auctioneer and or Seller at commencement of the Auction will take precedence over any previously printed material or any other oral statements made by anyone employed by, representing, or associated with the Auctioneers.
4. **Questions** will be entertained only prior to the commencement of the Auction proceedings. Please see a bid assistant for questions during the sale itself.
5. If any **dispute** arises between or among bidders, the decision of the Auctioneer shall be final and absolute.
6. Auctioneers reserve the right to reject any or all bids and reserves the right to bid on behalf of an absentee bidder. The existence of absentee bidders, if any, will be disclosed at the beginning of the auction.
7. **Buyer's Premium:** A 10% buyer's premium will be added to the bid price on each property to become part of the total purchase price paid by the Buyer at closing. (i.e. if the final bid on the property is \$100,000.00, add the 10% buyer's premium of \$10,000.00 in this case, for a total purchase price of \$110,000.00).
8. **Agency:** Buyer acknowledges that the Auctioneer represents the seller and that the payment of this premium does not constitute a relationship of dual agency.
9. **Broker Participation:** A commission will be paid by the Auction Company to the licensed Real Estate Broker whose prospect successfully closes on the property. Broker/Agent must call for and complete a Memorandum of Understanding, 48 hours prior to the published Auction date, which is available through the Auctioneer's office at 613 933-7672.
10. **Closing Costs:** Purchaser will incur standard closing costs, as would be the case through any Purchase of Real Estate in the Province of Ontario.

Note: The information contained herein is to the best knowledge of the provider or was compiled from Public Information, and is provided to you without warranties or representations of any kind. The property is offered as is and where is, with all faults and that no warranties or representations are made in connection with the property whatsoever.