

Real Estate Auction

Friday October 2nd - 5:30 PM

Real Estate Is Sold "AS IS" & "WHERE IS" All Sales Final.



This 3-bedroom, 2-bath home in sought-after Webster Ridge subdivision is on a quiet, tree-lined street with a one-of-a-kind back porch looking out onto a completely private, fenced yard with a huge lawn, bordered by large shrubs and trees that shield you from the rest of the world. Main floor of this ranch-style home has wood floors. The basement is fully finished and newly carpeted. The home includes a 2-year-old bottom freezer refrigerator with icemaker, new AC in May 2009, washer and dryer, lovely plantation shutters and a spectacular, paneled, solid oak front door with hand-crafted, imported stained glass insert. 2 car attached garage. Kitchen and cabinets have been freshly painted. Flat driveway has been resurfaced and sports a regulation basketball hoop exactly 10 feet high. Sit by the wood-burning fireplace in the living room on Thanksgiving!

353 Linum Lane, Webster Groves, Missouri 63119

TYPE 1 Story Ranch		ROOMS 6	BEDROOMS 3	BATH 2
CONST Frame, w/siding & stone		TAXES \$ 2,971. (2008)	POSS Closing	APX YEAR BUILT 1952
BASMT Full		STOVE/RANGE (Y)	DRY WALLS ()	APX TOTAL SQ FT 1104. main level
LOT 0072/0072 0145/0145		REFRIGERATOR (Y)	PLASTER WALLS (Y)	STL County Locator ID: 24L310573
GARAGE 2 Car Attached		DISH WASHER (Y)	PUBLIC WATER (Y)	RMS 3
GRADE SCHL Webster Groves		DISPOSAL (Y)	WELL WATER ()	LR 1
HIGH SCHL Webster Groves		KITCHEN VENT ()	PUBLIC SEWER (Y)	
WINDOWS		SOFTNER ()	SEPTIC TANK ()	DR 1
ELEC SERV breakers		FREEZER ()	AREATION SYS ()	
AGE/ROOF		FIRE PLACE (Y)	GAS (Y)	KIT 1
TYP HEAT Forced Air		ATTIC FAN (Y)	PATIO ()	
AGE/FURN Unknown		CABLE (Y)	DECK (Y)	FR 1 basement
AGE/AC New May 2009		AIR COND (Y)	POOL ()	BED 3
WAT HEATER Unknown		WASHER (Y) H-UP (Y)	PORCH ()	
AGE/WAT HEAT Unknown		DRYER (Y) H-UP (Y)	FENCED YARD (Y)	

See Back Of This Hand Out For Additional Information: **3 EASY STEPS TO BUYING AT AUCTION.**
6 % BUYER'S PREMIUM Will Be Added To The Top Bid And Become Part Of The Purchase Price For Real Estate Only. Auction Company & Realtor Represent The Seller(s) Only, No Buyer Representation Is Expressed And/Or Implied. Buyer(s) Are Advised To Seek Their Own Broker/Agent Or Legal Representation.

(314) 962-4200

www.fathertime.com

Please See Web Site For Additional Photos, Terms & Conditions.

NOTICE: All Information Is Believed To Be Correct And Accurate But Not Warranted. The Information Contained Herein Is Furnished By The Owner To The Best Of His/Her Knowledge, But Is Subject To Verification By The Purchaser(s). FatherTime. Com, LLC d/b/a Father Time Auctions And/Or Roland R. Bauer III (Real Estate Broker) Are Not Liable And Assumes No Responsibility For Correctness Thereof. The Sale Offering Is Made Subject To Errors, Omissions, Change Of Terms, Prior Sales Or Withdrawal Without Notice. MEASURING IS NOT AN EXACT SCIENCE - SQUARE FOOTAGE MAY VARY. There Is No National Standard In Measuring Square Footage. EACH OFFICE IS INDEPENDENTLY OWNED AND OPERATED.

Roland R. Bauer III (Rick) (Broker)
 Mobile 314.614.3841
 rbauer@fathertime.com

FatherTime®
Auctions
 2850 Lawndell Drive
 St. Louis, MO 63144

