

Auction catalog

Title	62 Woodlawn Ave, Poughkeepsie Ending May 9 @ 2:01PM
Description	REAL ESTATE AUCTION: No Minimum Starting Bid! 62 Woodlawn Avenue, Poughkeepsie, Dutchess County, NY 12601 Online Auction Closes: Thursday, May 9, 2019 2:01PM. Property opens for bidding Monday, May 6 at 10AM. Showing: Sunday, May 5 @ 1:10PM. Contact Agent, Jessica Meyer Booth 845-616-5682 Internet Bidding Packet Property Information Packet
Date	Mon, May 6, 2019
Starts at	10:00 AM
Address	62 Woodlawn Avenue, Poughkeepsie, NY 12601 USA
Categories	

Lot # 1
Qty 1
Title 62 Woodlawn Ave, Poughkeepsie, Dutchess County, NY



Des. Online Auction Closes: Thursday, May 9, 2019 2:01PM. Property opens for bidding Monday, May 6 at 10AM. Property Location: 62 Woodlawn Avenue, Poughkeepsie, Dutchess County, NY 12601 Description: Great Location! Well maintained brick Cape Cod with 3 bedrooms, 2 full baths, 1,152+/- square feet. Home located between Marist and Dutchess Community College, convenient for commuting, students and shopping. Hardwood floors, maple kitchen with granite counter tops, cozy living room with fireplace, clean basement with laundry area and walkout to back yard parking and yard. Public water and sewer, natural gas, electric stove. Home was rented for \$3000 per month with tenants paying utilities. Hyde Park Central School District. Contact Agent for showing Sunday, May 5 @ 1:01PM, Jessica Meyer Booth 845-616-5682 It's Easy to Bid! 1) Get a Username & Password at AARbids.com 2) Register for the Online Only Auction 3) Complete Internet Bidding Packet and you can participate. ANNOTATED TERMS OF AUCTION: We have been contracted to sell this property at Public Auction. Get a Username & Password at AARbids.com, register for the Online-only Auction and bring/mail our 'Internet Bidding Packet' containing the 'Terms and Conditions' and a \$5,000 Guaranteed Funds/Bank check payable to: Absolute Auctions & Realty, Inc. Mail to: AAR, POB 1739, Pleasant Valley, NY 12569 – no exceptions, and you can participate. Credit Card Authorization Form in lieu of \$5000 bank check/Guaranteed funds available HERE. Complete your due diligence prior to bidding. If successful, an electronic "Contract for Purchase and Sale NY Real Estate" will be sent to you, sign contract, return by 4PM day after auction. 10% Buyer's Premium. Close transaction on or before July 9, 2019. Time is of the essence. Deposit will be refunded to unsuccessful bidders. Title & Liens: Property is sold with insurable title, free and clear of adverse liens or encumbrances at closing. Bidding Notes: The silent auction website has a "dynamic ending" feature; if someone "sniper bids" on a lot at the scheduled end of the auction, the system will extend the bidding clock two minutes to give everyone time to bid again.