

## Auction catalog

<b>Title</b>	25 Lakeview Ave, Poughkeepsie, NY Ending July 24 @ 12:31PM Showing THIS Sunday, July 21 @ 1PM
<b>Description</b>	REAL ESTATE AUCTION: No Minimum Starting Bid! 25 Lakeview Avenue, Poughkeepsie, Dutchess County, NY 12601 Online Auction Closes: Wednesday, July 24, 2019 12:31PM. Property opens for bidding Monday, July 22 at 10AM. Showing: Sunday, July 21. Contact Agent, Jessica Meyer Booth 845-616-5682 Internet Bidding Packet Property Information Packet
<b>Date</b>	Mon, Jul 22, 2019
<b>Starts at</b>	10:00 AM
<b>Address</b>	25 Lakeview Ave, Poughkeepsie, NY 12601 USA
<b>Categories</b>	

**Lot #** 1  
**Qty** 1  
**Title** 25 Lakeview Avenue, Poughkeepsie, NY 12601



**Des.** Online Auction Closes: Wednesday, July 24, 2019 12:31PM. Property opens for bidding Monday, July 22 at 10AM. Property Location: 25 Lakeview Avenue, Poughkeepsie, Dutchess County, NY 12601 Description: Great location! Home located between Marist and Dutchess Community College, convenient for commuting, students and shopping. Close to Walkway Over the Hudson. Located on a quiet street, this attractive stone front, corner lot home has 3 bedrooms, 1 full bath, 1,256+/- square feet. Built in 1950, Cape Cod style with 1.5 stories and 0.27+/- acres. First floor has eat in kitchen with original pull down ironing board, full bathroom, master bedroom with 2 closets, living room with fireplace, dining room possible bedroom. First floor has central air, Upstairs has two bedrooms and storage area. Full basement with washing machine, dryer and double slop sink. Public water and sewer, oil heat, electric stove. New washer; electric water heater, and oil tank. Roof replaced in 2010. 1 car garage behind house with attractive stone patio landscaped space in between house and garage. Other side of the garage is a generous yard for gardens, badminton set maybe a pool. Home was rented for \$2400 per month with tenants paying utilities. Within walking distance to Violet Avenue Elementary School. Hyde Park Central School District. Current low taxes; Land \$2,192.33 and School \$2,933.97. Agents please verify. Tax ID#: 134689-6162-06-465842-0000 Showing: Sunday, July 21 @ 1:01PM. Contact Agent, Jessica Meyer Booth 845-616-5682 Pre-auction offers are encouraged. 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 September 24, 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.