

Auction catalog

Title	673 Route 213, Rosendale, Ulster County, NY Ending August 15 @ 1:01PM
Description	REAL ESTATE AUCTION: No Minimum Starting Bid! 673 Route 213, Rosendale, Ulster County, NY 12472 Online Auction Closes: Thursday, August 15, 2019 1:01PM. Property opens for bidding Monday, August 12 at 10AM. Showing: Sunday, August 11 @ 1PM. Contact Agent, Jessica Meyer Booth 845-616-5682 Internet Bidding Packet Property Information Packet
Date	Mon, Aug 12, 2019
Starts at	10:00 AM
Address	673 Route 213, Rosendale, NY 12472 United States
Categories	

Lot # 1
Qty 1
Title 673 Route 213, Rosendale, Ulster County NY



Des. .abc {color: #0F6D4D;}.abc2 {color: #000080;}body,td,th {font-family: "Times New Roman", Times, serif;text-align: center;}span.gmail-apple-converted-space{} Online Auction Closes: Thursday, August 15, 2019 1:01PM. Property opens for bidding Monday, August 12 at 10AM.Property Location:673 Route 213, Rosendale, Ulster County, NY 12472Description: Investment Opportunity! Former carriage house now a 2 family residence.Located just outside the main thoroughfare of Rosendale and on the banks of the Rosendale Creek. The owner is out of the area and busy with health issues of aging parent and is looking to divest this income producing property. Perfect location for local or student rentals. This investment property has two rental units all with separate utilities. Downstairs is unfinished 2 bedroom apartment with the building material needed to complete. New appliances including stainless steel range and dishwasher, refrigerator, cabinets, wood, sheetrock and more. The upstairs apartment is a one bedroom, one bath with generous living room. This space is currently rented for \$850 per month with lease expiring in May 2020. Total square feet 1,296+/- . Built 1910.Helpful links:Town of RosendaleTown of Rosendale Festivals including Rosendale Street Festival, Women's Studio Workshop Chili Bowl Festival and more!Mechanics include public water and sewer, oil heat. Two separate oil tanks, one for each apartment. Also separate water heaters and electric meters. 0.06+/- acres.In winter the view of the beautiful Rondout Creek just out the back windows. Rondout Valley School District. Tax ID#: 514600 70.6-2-6Showing: Sunday, August 11 @ 1:01PM. Contact Agent, Jessica Meyer Booth 845-616-5682Pre-auction offers are encouraged.It's Easy to Bid! 1) Get a Username & Password at AARbids.com2) Register for the Online Only Auction3) 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 October 15, 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.