

Auction catalog

Title	40 Woodlawn Ave, Poughkeepsie, NY Ending September 5 @ 1:01PM
Description	REAL ESTATE AUCTION: No Minimum Starting Bid! 40 Woodlawn Ave, Poughkeepsie Online Auction Closes: Thursday, September 5, 2019 1:01PM. Property opens for bidding Monday, September 3 at 10AM. Showing: Tuesday, September 3 @ 5PM. Contact Agent, Jessica Meyer Booth 845-616-5682 Internet Bidding Packet Property Information Packet
Date	Tue, Sep 3, 2019
Starts at	10:00 AM
Address	40 Woodlawn Ave, Poughkeepsie, NY 12601 USA
Categories	

Lot # 1
Qty 1
Title 40 Woodlawn Ave, Poughkeepsie, NY 12601



Des. Online Auction Closes: Thursday, September 5, 2019 1:01PM. Property opens for bidding Tuesday, September 3 @ 10AM. Property Location: 40 Woodlawn 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. 1.5 story home built in 1925+/- . 3 bedrooms, 1.5 bath, with 1042+/- sq. ft. Tile and wood floors. Kitchen leads out to 3 season enclosed porch. Eat your breakfast here! Small deck off this area give more space to enjoy. Small shed in back yard. Washer and dryer in basement. Parking in front. Public water and sewer, natural gas, electric stove, oil heat. Home was rented for \$2,340 per month with tenants paying utilities. Hyde Park Central School District. Current taxes; Land \$2,523.82 and School \$3,384.87. Agents please verify. Tax ID#: 134689-6162-06-268796-0000. Appraised in 2017 \$200,000 Showing: Tuesday, September 3 @ 5:01PM. 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 November 5, 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.