

George Auction Service & Real Estate, LLC

Real Estate Auction 3 Bedroom Home

1330 23rd Avenue
Monroe, WI 53566

Sunday June 11th, 11:00am.

DIRECTIONS: 1 block South of Monroe Sq. on 16th Ave. to 12th St., East 4 blocks to 20th Ave., South 1 block to 13th St., East 3 blocks to 23rd Ave., South. Watch for George Auction Signs.

Cottage Style House with Arched Door Front Entry & Foyer to 23'x13' Family Room with Bay Window & Fire Place
23'x13' Recreational Room w/Loft, ½ Bathroom, Exit Door to Porch & Large Concrete Patio
14'x11' Kitchen w/Built-in Oven, Stove Top, Refrigerator, Dishwasher & Exit to Porch/Patio
13'x11' Dining Room w/Built-in Corner Cabinet & Shelves
14'x9' 4 Season Porch w/Pine Walls & Ceiling, Exit Door to Porch/Patio
Hardwood Floors Throughout Except Bathrooms – Central Air – Digital House Entry
2017 New Windows, Smart Siding & Insulation – 2003 New Roof
3 Second Floor Bedrooms (14'x11' – 16'x10' – 12'x11') & Full Bathroom
28'x9' Walk-Up Attic w/Wood Floors plus Storage on Each Side
Full Basement w/Paneled Walls – Washer/Dryer Hookup – 2010 Furnace & 2022 Water Heater
2003 2 Story 30'x24' 2 Car Detached Garage w/Openers
30'x10' Garage 2nd Floor Fully Finished w/Lights, Windows & Built-in Storage
0.29 Acre Lot – 10'x7.5' Backyard Playhouse/Storage – Brick Grill w/Chimney
Concrete Driveway – Landscaped Lawn w/Flowering Trees & Perennials
2022 Taxes: \$3,559.00

Open House: May 27th, June 3rd, 4th, 9th & 10th 1:00-2:00pm. Call 608-882-6123 for other times.

Terms: 5% buyer's fee. \$1,000.00 Earnest Money cash or personal check, balance due at closing in 45 days or less. Successful bidder required to sign a standard offer to purchase. All announcements made day of sale take precedence over printed material. Seller may accept or reject any and all bids.

Registered WI Auctioneers: Dean George #486, Kale George #2811 & IL #441002280
11211 North Union Road, Evansville, WI 53536 (608) 882-6123
For Complete listing and photos log onto www.georgeauction.com