

REAL ESTATE AUCTION



FRIDAY, OCTOBER 16TH, 1:00 PM
3317 N. 103RD CT., KANSAS CITY, KS 66109

Directions: I-435 to Leavenworth Rd. (exit 15A), East 1 block to 103rd Terr., left then right on 103rd Terr., to 103rd Ct., then right to address.

2005 Custom Built 4300 sf Home and Two Adjoining Lots

Gracious 7 bedroom, 5.5 bath, reverse 1.5 story home on quiet cul-de-sac surrounded by woods on 3 sides and minutes to KS Speedway/The Legends. Home features wrap around porch, maintenance free vinyl siding and windows, finished lower level with separate living quarters, zoned heating and cooling, whole house audio, security and sprinkler systems and walking distance to clubhouse and pool. Also selling two adjoining buildable walkout lots.

PRE-AUCTION OFFERS ENCOURAGED

FEATURES:

- 2005 Custom built reverse 1.5 story
- 4300 s.f. m/l finished living area
- 7 bedrooms, 5.5 baths
- Quiet cul-de-sac lot with trees on 3 sides
- Wrap around porch to watch the wildlife
- Finished walk-out lower level with separate entrance
- 2 kitchen's, 2 laundry's, 2 car garage
- Maintenance free vinyl siding and windows
- Zoned heating and cooling
- Whole house audio, security & sprinkler systems
- Walk to beautiful clubhouse and pool
- Piper School District
- Minutes to KS Speedway/The Legends
- 1-year home warranty included!



THE LOTS:

*Two Adjoining Buildable Walk-out Lots
(Offered Separately and Together)*

3315 N. 103rd Ct, Kansas City, KS
Front: 77', Depth: 137', Total Acres: 0.311
Legal: Crystal Ridge Sub, Block 9, Lot 8

3316 N. 103rd Ct., Kansas City, KS
Front: 79', Depth: 158', Total Acres: 0.362
Legal: Crystal Ridge Sub, Block 9, Lot 10

LOCATION:

Conveniently located 1 block east of I-435 & Leavenworth Rd. between the Kansas Speedway/The Legends and Wyandotte County Lake. This property is close to everything including shopping, restaurants, recreation and more!

OPEN HOUSE: Sundays, Sept. 27th, Oct. 4th & 11th, 2-4 PM

Visit www.CatesAuction.com for complete Terms and Conditions, detailed Property Information Package and additional pictures.

Summary of Terms: 5% down day of sale. Balance in 30 days at closing. Taxes prorated to closing. 10% buyer fee. Seller provides title insurance. Property sells as-is, free & clear of liens.

REALTORS / BROKERS

Earn **3% BAC** *Call us for details.*



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MAIN LEVEL

- **Living Room:** 12x15, hardwood floor
- **Half Bath:** vinyl, vanity
- **Den/Office:** 12x13, carpet
- **Kitchen:** 14x15, hardwood floor, island, lg. walk-in pantry, whirlpool dishwasher, Maytag smooth surface stove, GE space saver microwave, Magic Chef refrigerator
- **Breakfast/Dining Room:** 10x14, hardwood floor
- **Mud Room/Laundry:** vinyl
- **Family Room:** 16x18, carpet, vaulted ceiling, built-in entertainment center with bookshelves on each side, ceiling fan
- **Master Bedroom:** 14x14, carpet, ceiling fan, access to back deck
- **Master Bath:** double vanity, corner jetted tub, shower, water closet, walk-in closet
- **Bedroom Two:** 10x11, carpet, ceiling fan, full bath with tub/shower, closet
- **Bedroom Three:** 10x10, carpet, ceiling fan, closet
- **Full Bath:** vinyl, vanity, tub/shower
- **Bedroom Four:** 12x10, carpet, ceiling fan, closet
- **Two car attached garage:** with attic storage

UPPER LEVEL

- **Large attic for storage or future expansion**

FINISHED WALK-OUT LOWER LEVEL

- **Eat-in-Kitchen:** 14x21, vinyl, cabinets, etc.
- **Family room:** 17x17, carpet, access to patio
- **Bedroom Five:** 10x11, carpet, ceiling fan, walk-in closet
- **Bedroom Six:** carpet, ceiling fan, walk-in closet
- **Full Bath:** vinyl, vanity, tub/shower
- **Bedroom Seven:** carpet, ceiling fan, walk-in closet, full bath with vinyl, vanity, tub/shower
- **Rec Room:** 15x32, partially finished
- **Storage/Laundry:** 13x40
- **Patio**



Auctioneer's Note

This spacious, custom built home is perfect for your large or extended family, daycare, bed and breakfast, etc. Come take a walk through this property at one of our three scheduled open houses on Sunday, September 27th, October 4th & October 11th from 2 to 4 p.m. Come and bid your price at the auction or if you'd like to make an offer now we'd be happy to present your offer to the seller. If you have any questions or need additional information, please don't hesitate to call on us. We look forward to seeing you at the auction.

Sincerely,

Jeff Cates, President and Chief Auctioneer

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