

**Sale Name:** 739 Audrey Dr, El Dorado, KS 67042

**LOT 1 - 739 Audrey Dr, El Dorado, KS 67042**



### Description

## 739 Audrey Dr, El Dorado, KS 67042

**Online only auction, bidding closing July 17th at 3:00 PM.**

Welcome to one of the absolute cutest homes in El Dorado! This 2-bedroom, 1-bath gem is full of charm and cozy vibes. You'll love how the natural light fills the living room and bedrooms through the large windows, making the beautiful hardwood floors shine. The kitchen offers plenty of storage, and there's a separate laundry room on the main level for added convenience. With a 1-car attached garage and a layout that feels just right, this home is ideal for first-time buyers, downsizers, or anyone looking for a place that just feels like home. Plus, it's just minutes from Butler Community College, making it a great option for students, staff, or anyone wanting to stay close to campus.

### Disclosures:

**Per the seller, they have had water in the crawl space and they added fill dirt around the foundation. To their knowledge no issues since then. They have since moved out and not aware of any flooding with the recent storms. HVAC system and ducts have been removed.**

10% buyer premium will be added to the final bid and make up the final contract price. Property is selling in its "as-is" present condition and is accepted by the buyer without any expressed or implied warranties. It is the buyer's responsibility to have any and all inspections completed prior to bidding. The buyer and seller shall split equally in the

cost of the title insurance and the closing fee. ALL taxes will be prorated to the day of closing. Bidding is not contingent upon financing. Closing to take place on or before 30 days from the auction closing date. The Seller reserves the right to accept any offer made prior to the auction's close, regardless of the current highest bid, only if the reserve price has not been met. In the event of an acceptable pre-auction offer, the auction will be immediately terminated and the highest bidder notified. Non-refundable earnest money deposit due at the conclusion of the auction in the amount of \$5,000.

**Quantity: 1**



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