

**Sale Name:** 815 S Armour Dr, Wichita, KS 67207

**LOT - 815 S Armour Dr, Wichita, KS 67207**



### Description

## 815 S Armour Dr, Wichita, KS 67207

**Online only auction, bidding closing January 30th at 3:00 PM.**

Your opportunity to bid on this updated home, perfect for your first or next investment property in 2025! This charming property offers 3 spacious bedrooms and 2 bathrooms. As you enter, you're greeted by a bright and open-concept living area. The updated kitchen features granite countertops, updated cabinetry, and stainless steel appliances. Both bathrooms have been updated with modern finishes for added comfort. Downstairs, the finished basement offers even more living space, including a large family room, a bonus room, and a convenient storage area. Conveniently located near Towne East Square, this home is ideally situated to enjoy everything the area has to offer. Don't miss out on the chance to make this home yours!

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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