

Sale Name: 3820 N Clarence Ave, Wichita, KS 67204

LOT 1 - 3820 N Clarence Ave, Wichita, KS 67204



Description

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Online only auction, bidding closing March 6th at 3:00 PM.

Don't miss your chance to bid on this mid-century modern home in Sherwood Glen Addition! It offers 4 bedrooms, 2 bathrooms, and an oversized 3-car garage sitting on near 1/2 an acre lot. Upon entering, you'll find a welcoming family room that leads into an impressive 23x13 living room. The kitchen is equipped with granite countertops, an eating bar, and ample storage, along with all necessary appliances. The primary bedroom includes an ensuite bathroom, and large windows throughout the home ensure a bright and open feel. The oversized garage offers extra space for vehicles and storage. The property is fully fenced with chain-link for added privacy and security. Combining classic design with modern comfort, this home offers an ideal living space in a sought-after location. Don't miss out—schedule your showing today and make this gem yours!

Disclosures:

Please see Auction Information Packet for all disclosures and reports. There is currently no HVAC system in the home.

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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