

PRIVATE EXECUTIVE ESTATE AUCTION

FRIDAY, SEPTEMBER 15, 2017 AT 1:00 P.M.

708 SW Scherer Road, Lee's Summit, Missouri 64063



4,700 SF, 4 BEDROOM HOME ON 13+ SECLUDED ACRES WITH 3 ACRE LAKE

4 Bedroom executive home on a beautiful and private 13.25 acre +/- tract of land in the heart of Lee's Summit. House needs work. Enjoy your own private, 3 acre +/- stocked lake surrounded by mature trees. Future development potential.

OPEN HOUSE EVENTS:
Sundays, August 27th &
September 3rd, 2-4 p.m.

MAIN LEVEL:

Great Room: (33x16) Floor-to-ceiling wood burning fireplace, two ceiling fans, custom wrought iron chandelier, a sliding glass door to the screened-in porch, two large windows, carpeted

Screened-in Porch: (26x13) Ceiling fan, blinds, carpeted

Kitchen: (11x11) Frigidaire in-wall oven, Frigidaire in-counter electric range, GE dishwasher, tile floor

Breakfast Nook: (10x9) Ceiling fan, sliding glass door to deck, tile floor

Powder Room: Single vanity, tile floor

Office: (14x11) Could be used as a hobby room, a play room or a non-conforming 5th bedroom. Carpeted

Master Bedroom: (16x14) Ceiling fan, windows on 2 walls, his & hers closets, carpeted

Master Bathroom: Single vanity, shower/tub combination, carpeted

Bedroom 2: (14x13) Built-in book shelves, one window, carpeted

Garage: (30x23) 2 car spaces, built-in shelving, peg boards

UPPER LEVEL:

Bedroom 3: (16x10) Ceiling fan, one window, two closets, carpeted

Shared Bathroom: Double vanity, shower/tub combination, tile

Bedroom 4: (14x13) Ceiling fan, one window, two closets, carpeted

LOWER LEVEL:

Recreation Room: (33x16 and 16x10) Floor-to-ceiling wood burning fireplace, large wet bar, a sliding glass door to the covered patio, two large windows, carpeted

Studio Apartment: (14x11 and 22x12) Private entrance, small kitchenette with sink and stove, private bath with single vanity and shower.

Directions to Property: I-435 to Exit 66, east on MO-350 E which becomes US 50 E, to 3rd St. exit. Turn Right on 3rd St., then an immediate left on SW Ward Rd. to Scherer Rd. Turn left and in .3 miles, private driveway will be on the left.

3% BAC OFFERED!
MLS# 2062905

Rick Bradford

Cates Auction & Realty Co., Inc.
(816) 668-1044
Rick@CatesAuction.com

Do you have a property to sell? Call Rick for your free auction analysis or visit: www.catesauction.com/bradford

FAST FACTS

- Private Setting on 13.25 Acres
- 4 Bedroom, 3.5 Bath, 4,700 sf Home
- 3 Acre +/- Stocked Lake
- Main-Level Laundry
- One-Year Home Warranty!
- Screened-In Porch
- Central Vacuum



SINCE 1942
CATES AUCTION
REAL ESTATE COMPANY



www.CATESAUCTION.COM
816-781-1134

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 45 days at closing. Taxes prorated to closing. 10% buyer's premium. Seller provides title insurance. Property sells as-is, free & clear of liens. Subject to prior sale. Pre-auction offers considered.

MO Auction
License #2179

