

2,726 SQ FT WATERTOWN HOME

**NO
SHOWINGS
UNTIL
SEPTEMBER
17TH**



FOR SALE BY ONLINE BIDDING

306 W. LEONARD STREET, WATERTOWN, WI

PREVIEW SHOWING DATES:

THURSDAY, SEPTEMBER 25 & OCTOBER 2 FROM 4:00-5:30 PM BOTH DAYS

Bidding Open from September 17-Tuesday, October 14th



OVERVIEW

Built in 1989 and owned by the same family since, this spacious ranch offers 3 bedrooms, 2 bathrooms, and approximately 2,726 sq ft of living space. Features include a sunken living room with a gas fireplace and vaulted ceiling, a bright sunroom, kitchen with appliances included, and a convenient laundry room with washer/dryer included. The attached 2-car garage provides both indoor access to the home and a walk-out door to the side yard. The property also includes a basement with approximately 900 sq ft of finished space and extra unfinished space. All of this is set on a 0.272-acre lot in a quiet neighborhood within the Watertown School District.



Jones Auction & Realty, LLC

818 N. Church St., Watertown, WI 53098 Phone # (920) 261-6820
Auctioneer/Listing Broker: Stan Jones, CAI, WRA #993



Starting bid is \$250,000.00 with \$25,000 increments up to \$400,000.00 and \$10,000.00 increments after; 8% buyers fee applies: High Bid plus 8% equals total purchase price offered. \$10,000.00 earnest money with offer to purchase. Seller can accept, reject or counter any offer. Property sells As Is, Where Is, No Contingencies/Exceptions. Inspections welcome but seller will not accept offer with inspection contingency. Proof of funds available letter is needed for bid permission - find example of letter under the document tab.