

REAL ESTATE AUCTION

Leroy St Mansion

Selling ABSOLUTE • January 6th, 2015 • 1 PM

PROPERTY INFORMATION

Location:	4970 South Leroy Avenue Springfield, Missouri 65810
County:	Greene
Property Type:	Residential
Year Constructed:	1996
Square Footage:	5,780 sq. ft. / 6BR/5.5BA
Lot Size:	0.8 Acres
Real Estate Taxes:	\$3,510.75/year
Phone:	Available
Electric:	City Utilities
Gas:	Natural
Water:	City Water
Sewer:	Sanitary Sewer
School Systems:	Wanda Gray/Wilson's Creek Elementary Cherokee Middle School Kickapoo High School
Fire Department:	Greene County Fire Protection District
Security:	Greene County Sheriff's Department

AUCTIONEERS NOTE:

Being sold at ABSOLUTE AUCTION, this fabulous and spacious all brick and stone home, constructed in 1996, is situated on a large lot and nestled on a cul de sac in Springfield's beautiful and mature Allen Dale Estates. Conveniently located to all things Southside, this elegant home features attractive and mature landscaping, an impressive entrance with stunning chandeliers and cathedral ceilings throughout. The views from the large back deck and brick patio are gorgeous and they add comfortable country flair. This home boasts nearly 6,000 sq ft of tasteful amenities, including 6 bedrooms, 5 ½ baths with a finished walk out basement with wet bar, fireplace and your own private sauna. Originally offered below 2012 appraisal at \$450,000, and move in ready, this will be an excellent opportunity to own such a fabulous home in popular Southwest Springfield at YOUR PRICE!

NOTE: This is not a forced auction! The owner simply chooses to sell in a timely manner and understands the merits of using B A RIGBY's professional auction method of marketing to effectively sell such a beautiful property.

