

**AUCTION  
No. 2**

**EXECUTIVE HOME**

# AUCTION

*Saturday, February 4th, 4:30 P.M.*



## MUST BE SEEN!

A truly magnificent and unique home located in a very quiet and unassuming area just minutes from downtown Calgary. At night the city view is spectacular!

**ADDRESS:** 1001 Drury Ave. N.E., Calgary

**LEGAL DESCRIPTION:** Plan 8150 AN, Block 154, Lot 36

**AUCTION DATE & TIME:** Saturday, February 4th 4:30 PM. Please be on time as the auction is expected to last only a few minutes.

**AUCTION LOCATION:** On site.

**HOUSE FEATURES:** The house is 1 year old and is 3315 sq. ft. on 3 floors. The house has been professionally decorated and has marble and other quality finishings throughout.

**Lower Floors:** Double underdrive garage with heated concrete flooring. Two separate garage door openers. Deck off den and bedroom. Hot water heating system with separate controls to five zones. Vacu-flow and attachments. Prewired for security system. Nine zone speaker system (18 speakers). Insulated wine cabinet. Four piece bathroom with brass fixtures and cultured marble top.

**Second Floor:** Deck off dining area with built-in gas barbecue. Oak kitchen cabinets. Walk-in pantry. Built-in dishwasher, oven, microwave. Counter top burners. Garburator. Water purifier and temperature control. Built-in glass china cabinet. Fireplace with marble hearth. Foyer with marble entrance. Two piece bathroom with marble flooring with brass fixtures and cultured marble top and built-in oak cabinets. Vaulted ceilings.

**Third Floor:** Master bedroom - 5 piece ensuite with built-in vanity and sink. Jet tub and steam shower. Walk-in closet. Fireplace with marble hearth. Track and indirect lighting. Balcony with City and mountain view.

**Other features:** Intercom system throughout. All interior doors are solid oak. Wall mounted entertainment centre. South facing back yard with spectacular view of City and mountains. Treated cedar retaining wall. Cedar exterior walkways. Landscape includes junipers and dwarf pines. Cedar shake roof. Curved oak staircase to Third Floor. Carpets on lower floor, 80-oz. Carpets upper floor, 65-oz.

**PROPERTY FEATURES:** The lot size is 32' x 110' and is partially landscaped including junipers and dwarf pines.

**FINANCING:** The mortgage balances were calculated to December 31 at 1988 and are more or less:

- 1st of \$93,469 @ 11¼% to April 1/89 with payments of \$1545. per month (due to an 8 year amortization).
- 2nd of \$99,643 @ 11¼% to Aug. 1/89 with payments of \$1014. (amortized over 25 years).
- 3rd of \$107,000 @ 11¼% to Jan. 31/92 with payments of \$1085.45 (amortized over 25 years)

Total financing is \$300,112. more or less; all @ 11¼% interest with total monthly payments of \$3644.45. Please note that the payment on the first mortgage is considerably higher than required due to the 8 year amortization.

**TERMS & CONDITIONS:** The property will be auctioned to the highest bidder and is subject to the vendor accepting the offer. The vendor is a sincere seller! Appraisals indicate various market values which range from \$300,000 - \$400,000 however it is expected that the vendor will accept any reasonable offer.

**DEPOSIT:** The successful bidder is required to pay an \$8000.00 nonrefundable deposit to Builders Realty, in trust.

**POSSESSION DATE:** The balance and all adjustments are to be on or before April 1, 1989.

### REALTOR PARTICIPATION

Realtors will be paid a 3% commission if their client buys the property. Realtors must register their clients with the "Auction Sale Realtor" prior to sale time.

**VIEWING:** We have employed Darwin Watson of Builders Realty to act as the Auction Sale Realtor. Darwin will be on location for the open houses and is available for questions at any time. The property is available for viewing at the following times:

Friday	January 20th	Open house from 9:30 a.m. - 1:00 p.m.
Saturday	January 21st	Open house from 1:00 p.m. - 5:00 p.m.
Sunday	January 22nd	By appointment if required
Monday	January 23rd	By appointment if required
Tuesday	January 24th	By appointment if required
Wednesday	January 25th	Open house 9:30 a.m. - 12:00 noon
Thursday	January 26th	By appointment if required
Friday	January 27th	Open house from 9:30 a.m. to 12:00 noon
Saturday	January 28th	Open house from 1:00 p.m. - 5:00 p.m.
Sunday	January 29th	Open house from 1:00 p.m. - 5:00 p.m.
Monday	January 30th	By appointment if required.
Tuesday	January 31st	By appointment if required.
Wednesday	February 1st	Open house 9:30 a.m. - 12 noon and 4:00 p.m. - 7:00 p.m.
Thursday	February 2nd	Open house 4:00 p.m. - 7:00 p.m.
Friday	February 3rd	Open house 9:30 a.m. - 12 noon and 4:00 p.m. - 7:00 p.m.
Saturday	February 4th	Open house 12 noon to sale

### NOTE FROM THE AUCTIONEER

*I'll be conducting this sale for a friend and encourage you to come and view this home. It's a great house and well worth your consideration.*

Brian Lovig

**AUCTION SALE REALTOR:** Darwin Watson of Builders Realty, Foothills Professional Bldg., 1620 - 29 Street N.W., Calgary, Alta. T2N 4L7 PHONE: Bus. 289-3771, Res. 275-8668