

ONLINE  
BIDDING  
AVAILABLE

# AUCTION

**Tuesday, July 9th - 10 AM**

**ADDRESS: 999 West 1st Street, Owensboro, KY**

Directions from the intersection of Frederica St and West 2nd Street take West Second Street west 6 blocks, then north on Sycamore Street for 1 block to Sycamore Square.

Property located in Sycamore Square. **Watch for signs**

In order to aid in settling the Estate of Mary Anne Howard, Kurtz Auction & Realty Co. has been authorized to sell the following **regardless of price:**

## RIVERFRONT CONDOMINIUM

### Sycamore Square

Open Houses  
Thursday, June 27  
5PM-6PM  
Wednesday, July 3  
5PM - 6PM  
or call for a private  
showing



Property lines are estimated

Property details and more photos on other side

FOR MORE INFO. GO TO [KURTZAUCTION.COM](http://KURTZAUCTION.COM) OR CONTACT JOSEPH MILLS, AUCTIONEER - 270-903-9641.

Owner: Estate of Mary Anne Howard

800-264-1204

[kurtzauction.com](http://kurtzauction.com)



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AUCTION & REALTY®

Announcements made at auction take precedence over printed material

2024

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## Property Features

- 2,880 square feet per PVA
- Crown modeling, built-ins and custom-quality finishes throughout
- Individual heating and cooling for both levels of the condominium
- Excellent Ohio River views
- Community pool

## Ground level

- Primary Suite - full bath with shower, jacuzzi style tub and large walk-in closet
- Formal dining room
- Breakfast room off of kitchen w/river view
- Sunroom with excellent river view
- Large family room with custom built-ins and gas fireplace
- Half bath
- Laundry room
- Two car garage with attic access

## Second level

- Two additional bedrooms
- Full bathroom
- Entertainment room
- Sizable storage room

Quarterly HOA dues are assessed at \$1,335. Please see [kurtzauction.com](http://kurtzauction.com) for HOA bylaws and details.



more photos on other side

**TERMS:** 10% down at the auction with the balance due on or before August 23, 2024, Possession with deed. Property taxes will be prorated to date of closing.

**ON-LINE TERMS:** 1% buyers premium added to the successful bid price. Pre-registration along with pre-bidding deposit to Kurtz Auction escrow account in order to bid. 10% down by Wed., July 10th, 2024 at 3 p.m. Balance due on or before Aug. 23rd, 2024, possession with deed.

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