



**OPEN HOUSE:**  
Sundays,  
August 1<sup>st</sup> & 8<sup>th</sup>  
2-4 PM

# AUCTION

As Polly Balsley has accepted a new job and moved out-of-state, we have been selected to sell her home in a timely manner at public auction or "Buy it Now"!

**SATURDAY, AUGUST 14<sup>TH</sup>, 10:00 AM**

**308 SW Bridlewood Lane, Lee's Summit, MO 64081**

*Property Directions: I-470 to View High Dr., south 1.6 miles to 3<sup>rd</sup> St., east 1/2 mile to SW Bridlewood Dr., south to first right on Bridlewood Ln. west to address.  
OR 50 Hwy to 3<sup>rd</sup> St., west to SW Bridlewood Dr., south to first right on Bridlewood Ln. west to address.*

## ATTRACTIVE BRIDLEWOOD 4 BR HOME IN PRIME LOCATION

Built in 2002, this 4 bedroom, 3.5 bath, 3 car, 2 story home on cul-de-sac is move-in ready and situated on one of the largest lots in the subdivision! Features include: eat-in kitchen with all appliances, center island, pantry, and hardwood floors, family room with gas fireplace and floor to ceiling windows, dining room, full daylight basement plumbed and ready for your finish. Prime location close to Longview shops, Cedar Creek Elementry, Longview Lake and Golf Course and easy access to I-470 & 50 Hwy.

### MAIN LEVEL

- **Eat-In Kitchen:** 11x16; center island, hardwood floors, huge pantry, disposal, GE dishwasher, GE smooth surface elec. range, GE Spacemaker microwave, Kenmore Elite side-by-side refrigerator
- **Breakfast Nook:** 12x10; hardwood floors
- **Family Room:** 18x15; Frieze carpet, Majestic gas fireplace, crown molding, ceiling fan
- **Dining Room:** 13x11; hardwood floors, crown molding
- **Half Bath:** hardwood floor, pedestal lavatory
- **Laundry:** 7x7; vinyl
- **Deck:** 10x12

### SECOND LEVEL

- **Master Bedroom:** 15x14; trey ceiling, Frieze carpet, ceiling fan, walk-in closet
- **Master Bath:** double vanity, jetted tub, shower, vaulted ceiling
- **Bedroom 2:** 13 x 11, frieze carpet, vaulted ceiling, ceiling fan
- **Full Bath:** shower/tub, vinyl
- **Bedroom 3:** 12x12; walk-in closet, frieze carpet
- **Full Bath:** tub/shower, walk-in closet, vinyl
- **Bedroom 4:** 12x11; walk-in closet, Frieze carpet

### DAYLIGHT FULL BASEMENT

- Large, open space stubbed and ready for your finish

### GARAGE

- 3-Car Attached Garage: 23x32; openers

### LARGE CUL-DE-SAC LOT

- One of the largest lots in the subdivision

### ADDITIONAL FEATURES

- Security system
- Sprinkler system
- Trane XB 80 furnace/heat pump, Aprilaire humidifier
- Trane XR central air
- One Year Home Warranty

**BUY IT NOW!**  
Call us at 816-781-1134 for details  
on making a pre-auction offer.

VISIT [WWW.CATESAUCTION.COM](http://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 30 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.*

**REALTORS / BROKERS**  
Earn **3% BAC** Offered on this property  
Calculated on high bid



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