

UNRESERVED REAL ESTATE AUCTION

**Real Estate
Sells at Noon**

*Selling August 24, 2019 at Drayton Valley Consignment Sale
for Keith Clifford of Chipman*



C1

4839 48 Ave Chipman
Substantially renovated home on 50'x125' lot
Plan 7621886 Blk 15 Lot 7

**Miss the Open
House?
Call
780-898-0729
to
schedule viewing**

**Can't make it to
Drayton Valley on
sale day, call us
to discuss other
options such as
bidding on-line or
by proxy bid.**

Directions to SALE SITE Sekura Auction Site - 3351 50th Street, Drayton Valley AB

SALE MANAGED BY

**TEAM
AUCTIONS**

Head Office - Drayton Valley, AB
780-542-4337

REAL ESTATE SERVICES BY



Moore's Agri-Trade Ltd
Breton, AB
780-696-2249

HIGHLIGHTS OF REAL ESTATE AUCTION TERMS

1. **UNRESERVED:** The seller has agreed to accept the highest bid regardless of price. Property(s) will sell to the highest bidder without minimum or reserve.
2. **AGENT OF THE SELLER:** Real Estate Brokerage (Moore's Agri-Trade Ltd) acts only as agent of the seller and not as agent of the Buyer. They will provide prospective buyers with all facts known to the agent that will or may affect the marketability or value of the property.
3. **NO WARRANTY:** The Buyer shall accept the Property as-is where-is and specifically agrees that neither the Seller, Auctioneer or Realtor makes any representations or warranties of any kind as to the condition or fitness of the Property, environmental or otherwise, or any improvements thereon.
4. It is the **RESPONSIBILITY OF ALL BIDDERS** to review all information provided, including *"Property Information Package"* from the Real Estate Brokerage and the terms of this auction. All information provided is meant as a guide only. *Bidders shall have satisfied themselves as to the descriptions, location and condition of the property prior to bidding. If clarification is required, it is the bidder's responsibility to obtain clarification from Real Estate Brokerage prior to bidding.*
5. **GST:** Bid price does not include any applicable GST unless announced otherwise by auctioneer.
6. **DEPOSIT:** Immediately at the close of bidding the successful bidder will make a **NON REFUNDABLE** deposit payable to the real estate brokerage (as listed in the Property Information Package) in the form of a bank draft or other approved payment. Amount is listed in Property Info Package/or as announced by auctioneer.
7. **PURCHASE CONTRACT:** The Real Estate Purchase Contract that applies to each property will be available for inspection prior to the auction. Title(s) will be clear of encumbrances except those which are to remain on the title. All bidders agree that, should their bid be accepted, they will complete and be bound by the terms of the purchase contract. Buyer will pay the balance of the purchase price to their lawyer on or before Completion Day. Possession will be in accordance with the terms of the Purchase Contracts. **Note: These contracts will not be subject to any buyer's conditions.**

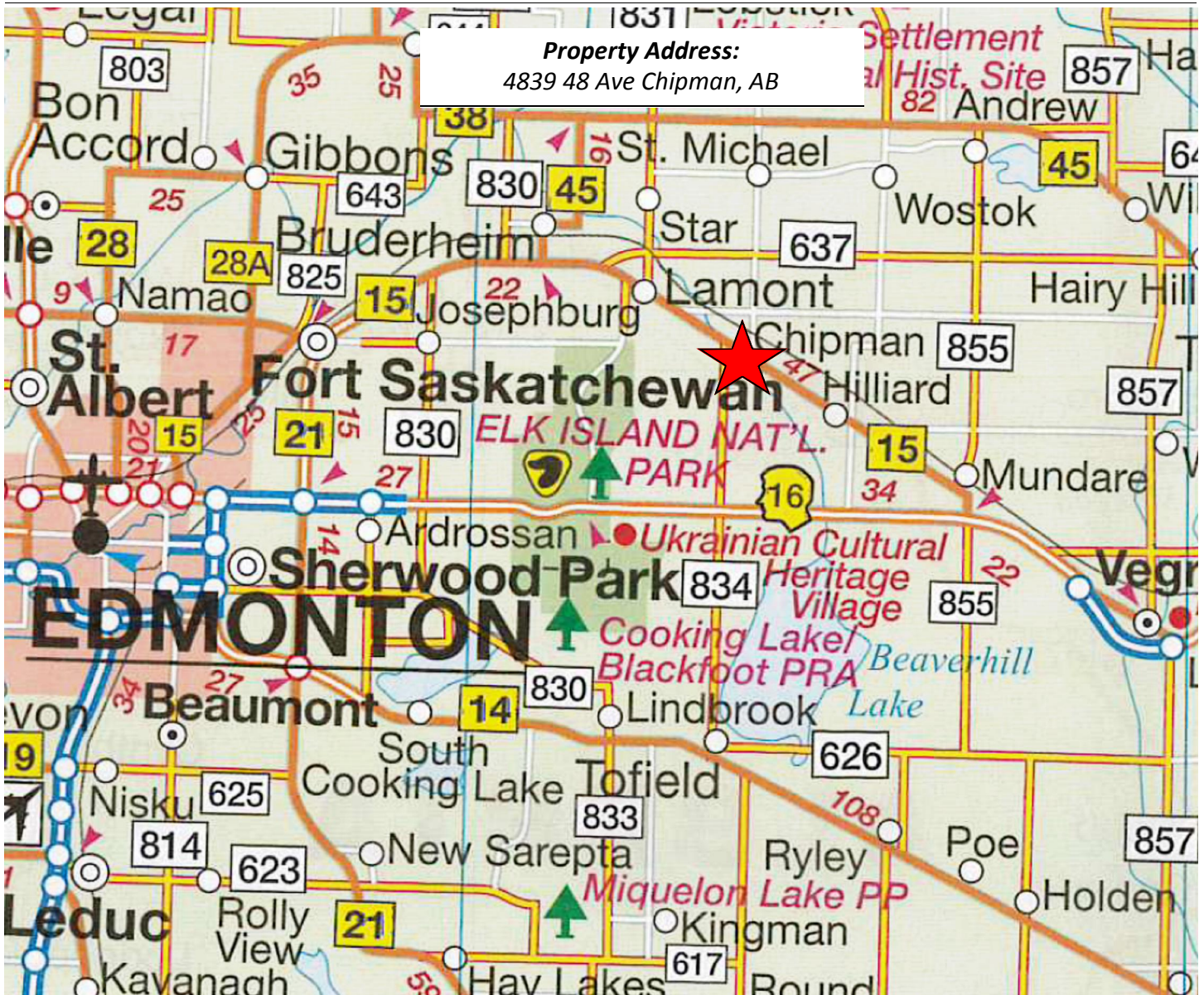
****TEAM SEKURA AUCTION MAIN SALE TERMS ALSO APPLY.**

HIGHLIGHTS OF PURCHASE CONTRACT

Completion Day	24 September 2019
Deposit	\$7,000 (non-refundable) by bank draft or approved payment payable to Moore's Agri-Trade Ltd on August 24,2019 (at close of bidding) Seller has requested that when registering& before bidding, bidders will provide proof of deposit and proof of financing.
Conditions	There are no Buyer Conditions. Or Seller Conditions.
Additional Terms	Buyers acknowledges and accepts <ul style="list-style-type: none"> • The property sells as is with no warranties of any kind whatsoever. • Current Real Property Report will not be provided. • For information purposes only Real Property Report dated 1991 will be provided with municipal letter noting side yard setback does not meet minimum side yard setbacks. • Seller will provide title insurance to maximum of \$225

Contract must be signed by successful bidder at close of bidding on 24 August 2019

LOCATION



Commuting distance to the Shell Refinery and industrial areas at Scotford and Fort Saskatchewan - 20 minutes to Scotford, 30+ minutes to Fort Saskatchewan. Vegreville is 30+ minutes and 35+ minutes to Sherwood Park.

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Sale Lot #	C1
LEGAL	Plan 7621886 Blk 15 Lot 7
Size (Approx)	50' x 125.36' x 50' x 125.42'
Taxes (2018)	\$1,954.83
Municipality	Chipman
Deposit	\$7,000
Possession	24 September 2019

Municipal Address	4839 48 Ave Chipman
Home	<ul style="list-style-type: none"> • 1040 sq ft 3 bedroom 1 bath bungalow built approximately 1978 • Substantial renovations completed in 2008 by insurance after a lightning strike on an old antenna coaxial cable started a fire in the attic. The main floor was gutted to frame and redone : new drywall, insulation, flooring, windows, doors, cupboards, light fixtures, 4 pce bathroom fixtures replaced including tub/surround unit. • Main floor features kitchen with oak cabinetry, kitchen dining with garden doors, living room with brick faced wood fireplace, 3 bedrooms & 4 pce main bath. • Basement has been upgraded with interior weeping tile & sump pump. A former 3 pce basement bath has sink, toilet (needs repair/replace), roughed in plumbing for shower. Large open area, laundry/mechanical room and a storage room complete the unfinished basement. Note - the wood stove in basement is not included. • Concrete floor in north west portion basement has a heave • Asphalt shingles, stucco exterior. • Large back yard has raised garden beds and there is plenty of room to build a garage off the back lane.
Goods Included	Fridge, stove, microhood, washer, dryer
Goods Excluded	Wood stove in basement, garden covers
Services	Power, phone, natural gas, municipal water (from city of Edmonton) & municipal sewer.
Outbldgs	None
Comments	<p>Cozy home in friendly village of Chipman. Commuting distance to Ft Saskatchewan, Scotford, Vegreville.</p> <p>1991 RPR & accompanying municipal letter indicates minimum side yard setback (1.52 m) were not met & fireplace chimney setback is only 0.89 m. In 1991 village did not foresee any problems & noted residence built prior to adoption of land use bylaw in place in 1991. Copy of letter & RPR included.</p>



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Livingroom with Brick faced wood burning fireplace.



Master Bedroom



Second bedroom



Third bedroom used as office



Stylish 4 piece bath upgraded in 2008

Substantial renovations in 2008!
New windows, doors, flooring, insulation, drywall throughout main floor.

BASEMENT



Wood stove is excluded from sale of home.



Interior weeping tile system has been installed around the entire basement - connected to sump located in utility room in south east corner of basement.



Furnace replaced in 2001. In past four years seller has replaced the motor of control module and last fall replaced the flame sensor.



Washer & Dryer located in utility room in basement.



Basement floor of northwest portion of basement has a substantial heave. This heave has been there for long time.

FORMER 3 PCE BASEMENT BATH

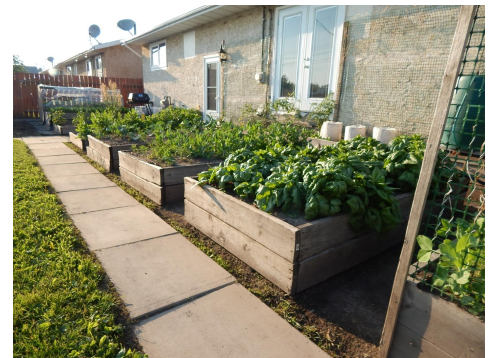


Sink is functional, but the toilet needs repair/replacement. Water has to be manually added to flush.



Former 3 piece bath in basement - the walls & shower were demolished to allow for install of the interior weeping tile system. Drain remains in place as well as the water pipes.





Room to build garage off back lane

Covers for raised garden beds are excluded.



AUG 28 1991



Village of Chipman

P.O. Box 176
Chipman, Alberta T0B 0W0
Telephone (403) 363-3982

August 20, 1991

Gregory Bailey
Barrister and Solicitor
#2210 - Jasper Avenue
Edmonton, Alberta
T5C 1R5

Mr. Gregory Bailey:


RE: Lot 7, Block 15, Plan 762 1886
4839-48 Avenue, Chipman

Further to your letter of August 7, 1991 and our telephone conversation of today, we would advise that with the exception of the side yard setbacks, the distances from the residence to the property lines indicated on the enclosed Surveyors Real Property Report are in conformance with the Village Land Use by-law. The minimum side yard setbacks in the Land Use By-law have been established at 5' (1.52m). The Property Report indicates a side yard measurement of 1.50 m. and the side yard set back of the fireplace chimney is only 0.89m. At present we do not foresee any problems with these distances and would point out that this residence was built prior to the adoption of the current land use by-law.

In the matter of the Caveat, I would suggest that you contact Barry Sjølie of Brownlee Fryett, as their firm has the bulk of information available on this file.

Also, we are returning your cheque #0698 in the amount of \$20.00 as the Village does not charge a fee for the service you requested.

Yours very truly,


Pat Tomkow
Village Administrator

Encls. (3)

