

REAL ESTATE TERMS:

As a bidder you should know — An auction fee (buyer's premium) of 5% will be added to the highest bid to establish the final contract price. A 20% down payment (earnest money) or \$20,000, whichever is greater, is required from winning bidder when the hammer falls and the auctioneer says, "sold". \$20,000 of the down payment (earnest money) must be in the form of a cashier's check, cash, or personal / business check with a bank letter of guarantee. Down payment (earnest money) is non-refundable if purchaser fails to close. The balance of the purchase price is due at closing within 30 days. All closing and survey costs are to be paid by the purchaser. The successful high bidder and purchaser will sign a real estate purchase agreement at the auction. In all transactions, the auctioneers of Granger, Thagard & Associates, Inc. are acting as agents (working for) of the Seller. Property is subject to sell prior to the auction under the auction terms. Announcements from the auction stand take precedence over all previous oral statements and printed material.

PROPERTY SELLS "AS IS...WHERE IS."

Please register by 12:45 PM

Auction Map



See additional maps and driving directions online at www.GTAuctions.com

Learn more about Mt Laurel at www.mtlaurel.com

Absolute Auction

No Minimums No Reserves
You Set The Price!

Thursday
May 17
1:00 PM

Mt Laurel
402 Olmsted Street



**Granger
Thagard**
& Associates, Inc.

1031 Richard Arrington Jr Blvd S
Birmingham, AL 35205
800-996-2877 205-326-0833
Fax: 205-326-0505
Jack F. Granger, CAI, 873
G.W. (Bill) Thagard, CAI, 675

Residential REAL ESTATE



Mt Laurel
402 Olmsted Street

Absolute Auction

No Minimums No Reserves

Thursday, May 15
1:00 PM

FIRST
CLASS
MAIL



The Town of Mt Laurel Amenities

Fine & casual dining, plus shopping
in "THE TOWN SQUARE"

Highly rated schools

Shelby County growth

**Granger
Thagard**
& Associates, Inc.

Call or visit our
website for more info:
205-326-0833
www.GTAuctions.com

Absolute Auction

No Minimums No Reserves
You Set The Price!

Thursday
May 17
1:00 PM
Mt Laurel



402 Olmsted Street

- 4 bedrooms
- 3 full baths
- Studio
- 2 car garage

This charming craftsman-style cottage features a native landscape, with a rumbled stone retaining wall, that is low-maintenance and will afford the owner leisure time to enjoy the many amenities of the town. Two large covered porches assure you will find a nice outdoor place to visit with your neighbors, no matter the time of day. The decor of this home is elegant, yet comfortable. The living room, kitchen and dining nook were designed in a manner to encourage friends and family to gather for quality time. The master suite is located on the main level and gives a restful feeling at first glance. A second bedroom and full bath on the main level are perfect for a guest room, or perhaps a cozy TV room or office. Two additional bedrooms and a full bath on the 2nd level have large walk-in closets and are located just across the hallway from a delightful playroom. The studio is bright with natural sunlight and a high ceiling. There is easy access to the alley below making the studio an ideal place for a home office. The garage will accommodate two vehicles. The yard is privacy fenced.



Upgrades found in this Longleaf floor plan:

- upgraded berber carpet
- undermount kitchen sink
- stainless steel whirlpool appliances (oven, microwave, dishwasher + fridge)
- whirlpool (heavy duty/large capacity) washer and dryer
- landscaped back yard with grass
- cedar posts & beams used in back porch construction
- wood privacy shutter & outdoor ceiling fan on back porch
- upgraded tile in bathrooms
- upgraded custom light fixtures
- plantation shutters in dining nook/sitting area
- designer wallpaper
- finished carriage house (648 sq. ft.)
- finished playroom (200 sq. ft.)

Learn more about
Mt Laurel online at
www.mtlaurel.com

360 degree
Virtual Tour
online

Call for open house schedule and broker co-op terms.

**Granger
Thagard**
& Associates, Inc.

Call or visit our
website for more info:
205-326-0833
www.GTAuctions.com

