



# REAL ESTATE AUCTION

April 6th at 6pm



## 5 BEDROOM ESTATE HOME

- In-ground pool
- 1/3 acre lot
- 3 full-bathrooms
- 2 half-baths

Two story brick home located in the upscale Timberlane Heights Subdivision just south of Southern Hills Country Club. Situated amongst older iconic and newly built homes, the area is central to all conveniences south Tulsa has to offer.

## OPEN HOUSE SUNDAYS 2-4pm

March 26th & April 2nd  
and 1-hour prior to auction



### AUCTION DATE:

Thursday, April 6th at 6pm



### PROPERTY DIRECTIONS:

Located between Harvard and Lewis avenue just North of 71st Street South.



### AUCTION LOCATION:

6918 S Evanston Ave  
Tulsa, OK



[cj-auctions.com](http://cj-auctions.com) | 918.550.8118  
[info@cj-auctions.com](mailto:info@cj-auctions.com)



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## DOWNSTAIRS

Kitchen, sunroom, master bedroom, den, bonus living area and utility with ½ bath. Stone and carpeted floors, wood paneling, pass through bar, rock fireplace, and lots of built-in storage.

## UPSTAIRS

4 bedrooms, each sharing a jack and jill bath with double vanity. Hallway has multiple storage closets and a built in desk.

## MASTER BEDROOM

Features wood floors, window seat with built in storage and multiple closets. Master bath highlighted with separate shower, tub and double vanity.

## KITCHEN

Double ovens with gas range, microwave, and wood floors, eat-in bar, movable wood island and abundant storage.

### DISCLOSURES:

- 3% Buyer's Premium applies to this sale. Buyers-premium is an additional fee (3% of high-bid amount) paid by the high-bidder.

### TERMS & CONDITIONS

- Property is being sold 'as is, where is' and are not subject to financing, inspections or any other contingencies.
- CJ Auctions represents the seller only.
- The high bidder must make a 10% non-refundable deposit on sale day (cash, personal or cashier checks)
- Buyer will receive deed and title insurance.
- Buyer will pay for (but not limited to) the closing fee and title policy. Taxes will be prorated through date of closing.
- Balance and closing costs are due within 30 days of seller acceptance
- All bidders must register with CJ Auctions prior to bidding (registration is held 1-hour prior to auction) and provide a driver's license or government-issued identification.
- Absentee bidders must pre-register and qualify through CJ Auctions 48 hours prior to sale day.
- All persons inspecting the property, attending an open house or auction do so at their own risk and shall not hold CJ Auctions or their agents liable for damages to their person or property.
- Sale is subject to seller confirmation.

CALL OR VISIT [CJ-AUCTIONS.COM](http://CJ-AUCTIONS.COM) FOR COMPLETE TERMS, CONDITIONS AND DISCLOSURES.

SCHOOLS: Tulsa Public  
TAXES: \$4,773.66 (2016)

ELECTRIC: AEP/PSO  
GAS: ONG  
WATER: City of Tulsa



3% Buyer-Broker Compensation | online bidding available

OK RE Lic# 159708 Ronn Cunningham | Cunningham Johnson Auctions LLC

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Current as of 3/2/17



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