

Arlington Real Estate Online Auction

Online Auction Information Packet



617 WILLIAMSBURG BLVD. ARLINGTON, VA 22213

Tear Down or Rehab, You Choose!





PRIME AUCTION SOLUTIONS
REAL ESTATE
ACCELERATED MARKETING & SALES

6820 Elm St. McLean, VA 22101
www.primeauctionsolutions.com

703.889.8949
Email: Inquiry@primeauctionsolutions.com

Arlington Real Estate Online Auction
Tear Down or Rehab, You Choose!

Opening Bid: \$450,000

Property Address: 6617 WILLIAMSBURG BLVD. ARLINGTON, VA

- TAX ID: 01-006-047
- 0.23 Acres
- Building Footprint Sq Ft: 2,016
 - Above Grade Finished Sq Ft: 1,008
 - Garage Sq Ft: 242
- Year Built: 1950
- Tax Year 2021: \$8,174
- Taxable Total Assessment: \$793,600
 - Taxable Land Assessment: \$708,500
 - Taxable Building Assessment: \$85,100
- Zoning R-10
- Legal Subdivision: Berkshire Oakwood

Online Auction Ends
Wednesday | November 3rd, 2021 | 2:00 PM

Online Registration Process

- Register online at www.PrimeAuctionSolutions.com
 - Click the 'Current Auction' Page from the top menu, then select the Arlington Auction
 - Click the gold 'Bid Online Now' Button
 - Step 1- Click the gold 'Register to Bid' button
 - Step 2- Create an Account or Sign In for existing users
 - Step 3- Complete the Online Auction Registration form. The process will verify your identity by entering your credit card details via a secure third-party portal.
 - Upon entering your card details a \$1,000 ping, a pre-authorization will hit your card. This is a temporary hold and will be released by your card provider as we are not actually placing a charge on your card. If the provided information is not complete and verifiable, your bidding privileges will be suspended.

- **Registration & Verification:** All bidders must agree to The Terms & Conditions of the Online Auction Sale prior to bidding. The Auction may be updated, withdrawn, or modified without notice at any time. In addition, a valid credit card will be required to register and bid. Bidding privileges are provisional beyond the online process, as we may require voice verification, request for documents to verify identity and liquidity to close.
- **Terms:** Closing 30 Days Cash
Property Sold in an As-Is Condition, Buyer pays all closing costs
No Contingencies
- **Deposit:** 10% of the contract price due Auction day, upon signing of the contract
- **Premium:** 10% Buyers Premium + Final Winning Bid = Contract Price
- **Agents & Broker Participation:** 2% of high bid will be paid to the properly registered broker at closing. If you have been working with an Agent, the Realtor Representation form must be completed in order for their brokerage to be compensated. Call 703.889.8949 or email anne@primeauctionsolutions.com to obtain a copy of the form. Forms must be completed and submitted no later than 5 pm EST on 11/2/2021, and all terms adhered to.
- **Agency Disclosure:** Auctioneer & the Agent represent the Seller
- **Title:** At Closing, seller will provide a Marketable Title. Bid with confidence

Property Preview & Inspection Dates

Thursday Oct 14th **4.00 pm - 5.00 pm**

Thursday Oct 21st **12.00 pm - 1.00 pm**

Saturday Oct 31st **11:00 am – 12:00 pm**

Visit www.PrimeAuctionSolutions.com or download the Prime Auction Solutions App from your App Store for Online Bidding from anywhere using your smartphone.

*Please contact Anne Nouri for additional information & Broker Participation Form - **703.889.8949***

Executive Summary

PUBLIC AUCTION

‘Seller Ordered Sale’

6617 WILLIAMSBURG BLVD. ARLINGTON, VA 22213

Prime Auction Solutions has been retained to sell 6617 Williamsburg Blvd., at a Public Online Auction closing Wednesday November 3rd, 2021 at 2:00 pm ET.

The .23 Acre Lot is perfectly situated in the Berkshire Oakwood Community of Arlington which is within 15 minutes of National Airport, Tyson's Corner, and Washington D.C., making this a perfect as a rehab or new build site.

Register and bid online for this rare opportunity in the heart of Arlington, VA.

Tear Down or Rehab, You Choose!

Auction License # 2908000975

Terms: Online Only Auction, 10% Buyers Premium will be added to the final bid, to become the contract price. Property sold as-is, with no contingencies. 10% of contract price is due Auction Day, 30 days Cash Closing. Property sold as is where is, potential bidders should inspect the property prior to bidding. Not responsible for typographical errors and omission

Notice: Information used for the advertising have been derived from public sources, which may not be accurate. Descriptions, measurements figures and drawings are approximate and have been compiled from non-verified sources. Photography online and in print may have been digitally enhanced. We ask that each Bidder conduct their own due diligence and are not to rely on any information provided by the auction company, its agents & subagents, the Seller or their representatives as Prime Auction Solution has not verified any of the information and is not responsible for any errors, typos or omissions. Information contained herein is subject to change. If you come across any errors, please notify us immediately

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Virginia Real Estate Board

https://www.dpor.virginia.gov/Consumers/Disclosure_Forms/

RESIDENTIAL PROPERTY DISCLOSURE STATEMENT SELLER AND PURCHASER ACKNOWLEDGEMENT FORM

The Virginia Residential Property Disclosure Act (§ 55.1-700 et seq. of the *Code of Virginia*) requires the owner of certain residential real property—whenever the property is to be sold or leased with an option to buy—to provide notification to the purchaser of disclosures required by the Act and to advise the purchaser that the disclosures are listed on the Real Estate Board webpage.

Certain transfers of residential property are excluded from this requirement (see § 55.1-702).

PROPERTY ADDRESS/ 6617 Williamsburg Blvd Arlington VA 22213
LEGAL DESCRIPTION: LT 2 JONSTOWN 10000 SQ FT

The purchaser is advised of the disclosures listed in the RESIDENTIAL PROPERTY DISCLOSURE STATEMENT located on the Real Estate Board webpage at:

https://www.dpor.virginia.gov/Consumers/Residential_Property_Disclosures

Kathleen Brown, Attorney In Fact for Mary Catherine Lemmers

The owner(s) hereby provides notification as required under the Virginia Residential Property Disclosure Act (§ 55.1-700 et seq. of the *Code of Virginia*) and, if represented by a real estate licensee as provided in § 55.1-712, further acknowledges having been informed of the rights and obligations under the Act.

DocuSigned by:
Owner Kathleen Brown, Attorney In Fact for Mary Catherine Lemmers Owner
7530C338F740444

9/19/2021 | 9:50 AM EDT

Date

Date

The purchaser(s) hereby acknowledges receipt of notification of disclosures as required under the Virginia Residential Property Disclosure Act (§ 55.1-700 et seq. of the *Code of Virginia*). In addition, if the purchaser is (i) represented by a real estate licensee or (ii) not represented by a real estate licensee but the owner is so represented as provided in § 55.1-712, the purchaser further acknowledges having been informed of the rights and obligations under the Act.

Purchaser

Purchaser

Date

Date

6617 Williamsburg Blvd
Arlington, VA

The main level ceiling plaster is cracked in 2 bedrooms and collapsed in the living room. We have experienced water entering the basement with moderate to heavy rain. Foundation cracks lead to standing water in the basement during heavy rain. The front stoop is pulling away from the front of the house. A/C unit is currently not functioning and has not been serviced to determine cause/repair.

Mary Catherine Lemmers
Mary Catherine Lemmers

10/6/2021

Via ArlingtonVA.US



01-006-047

6617 WILLIAMSBURG BLVD ARLINGTON VA 22213

Owner

LEMMERS CORNELIUS A &
MARY C

Legal Description

LT 2 JONSTOWN 10000 SQ FT

Mailing Address

2143 MT TABOR RD
BLACKSBURY VA 24060

Year Built

1950

Units

N/A

EU#

N/A

Property Class Code

511-Single Family Detached

Zoning

R-10

Lot Size

10000

Neighborhood#

501001

Map Book/Page

040-06

Polygon

01006047

Site Plan

N/A

Rezoning

N/A

Tax Exempt

No

Via Google Maps

