



Living Room 16x12
Dining Room 12x10
Kitchen 14x13
Family Room 22x12
Master Bedroom 16x11
Bedroom (1) 9x12
Bedroom (2) 13x11
Bedroom (3) 10x11

SALES PRICE
\$252,000

3918 COOPER STREET

Open House to be held October 27th 12 - 2 PM

1877 sq/ft tri level home on cul-de-sac, 4 bedrooms, 2 ½ bathrooms, family room with fireplace, central HVAC (installed Jan 2016) plus attic fan, double garage, fenced backyard, rear boundary of property adjoins church playground/picnic area, close to parks/pool and Monte Sano Elementary School.

A Real Estate Purchase Contract is available on the Church website (msumc.net) under the parsonage tab. All offers must be submitted with a letter of pre qualification from a local mortgage company or proof of funds from a reputable financial institution.

Any inspections required by purchaser must be done prior to submittal of offer.

All offers to be submitted to
Church Parsonage email

(msumcparsonage@ gmail.com) prior to Nov. 11th. Offers will be opened by Mary Ellen Peters, Legend Realty, real estate advisor; and our MSUMC attorney. The names of the offerors will be sanitized prior to presenting to the board of trustees. Upon acceptance of offer, earnest money (\$1000) to be delivered to office of attorney within 24 hours. Closing to occur within 30 days of acceptance at the office of Joel Jaquibino, Bold Title, LLC, 108 Longwood Dr. Huntsville, Al 35801

Home to be sold " **as is.**" A Home Inspection, including radon test was conducted by Frazier Home Inspections. Report available on Church website. Appraisal Services of North Alabama did an appraisal September 18th, 2019 to determine sales price. Full appraisal will be provided to purchaser when contract is signed. Termite bond with Cooks Pest Control.

One year Home Warranty will be provided.

Closing costs: Seller will pay 1/2 of owners title insurance and preparation of the deed. Purchaser to pay all other costs. It is believed a small part of a corner of the neighbor's driveway is encroaching on this property.