

LIVE ONSITE Auction

Absolute/No Reserve

212 Allen Drive

Somerset, Kentucky



Monday | May 9th | 5:00 pm *EST

BASEMENT



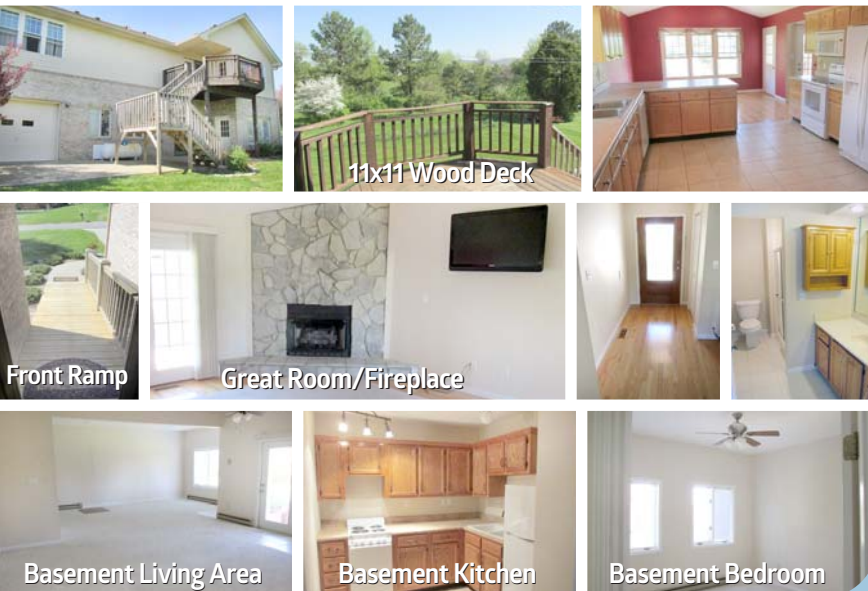
Onsite Absolute/No Reserve Auction
212 Allen Drive, Somerset, Kentucky
Monday, May 9th - 5:00 pm (est)

Make plans to join SeniorCare Property Solutions on **Monday, May 9th at 5 pm** (*EST) for an Absolute/No Reserve Home and Personal Property Auction at 212 Allen Drive, in Somerset, KY.

This Beautiful Home Offers:

- 3 Bed / 2 Bath Brick & Vinyl Home
- Handicap Accessible (with front ramp and a Acorn Superglide 130 ChairLift)
- Walkout Finished Basement with 1 Bed, 1 Bath and Kitchen
- Attached 2-Car Garage on Main Floor, Utility Garage in Basement
- Hardwood Foyer and Hall, with Tile in Kitchen and Bath
- Stonewall Fireplace (w/Gas Logs) in Great Room
- Built-in Computer Desks in 2nd and 3rd Bedrooms
- Outdoor Deck (11x11) with Concrete Patio Off of Basement
- **Personal Property** - Side-By-Side Whirlpool Refrigerator

For more info call **Murray McCandless (270-872-7507)**, or to set up a private showing appointment.



11x11 Wood Deck

Front Ramp

Great Room/Fireplace

Basement Living Area

Basement Kitchen

Basement Bedroom

AUCTION DIRECTIONS:

In Somerset: From Hwy 27 South (Burnside Rd) to Shearwood Avenue (next to Toyota Dealership), then turn **RIGHT** onto Allen Drive. Property is on the **RIGHT**. **Auction Signs Posted.**



TERMS & CONDITIONS: 10% DOWN DAY OF AUCTION with balance due on or before June 23rd, 2016. All 2016 Real Estate Taxes shall be prorated between the Buyer and Seller through the date of closing. **10% BUYER'S PREMIUM (Real Estate only)** will be added to the final bid in order to determine the overall contract sales price on real estate. Possession of Real Estate at closing. Bidders shall satisfy themselves as to condition, quality and description of property before bidding. All information and descriptions are believed to be correct, however, no warranties are given for accuracy. Property sold "as-is-where-is" without warranties expressed or implied. Announcements made the day of Auction shall take precedence over any advertisements. **Personal Property Conditions: Cash or Good Check day of sale.** (Possession of personal property the day of auction).



Murray McCandless
Auctioneer | SeniorCare Property Solutions
270-872-7507



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