



**JIM HALFHILL, SR.**  
PRINCIPAL AUCTIONEER  
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**St. Ives in Castlegate**

# **ABSOLUTE AUCTION**

**3363 HIDDEN POND ROAD**

**DATE OF SALE: Wed., Sept. 24th @ 12:00 Noon**



This elegant home in Castlegate St. Ives boasts 3,102 (+/-) SF with 3 bedrooms, 3.5 baths, hardwood floors, large vaulted great room, formal dining room with built-in buffet, updated kitchen, and 1st floor owner's suite. Not included in the aforementioned square footage, partially finished basement includes family room, rec area, full bath, 2 bonus rooms and utility room.

**PUBLIC PREVIEW: SUNDAY, SEPT. 21st • 2:00 - 4:00PM**

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**TURF TOWN PROPERTIES**

## Consumer Detail 2 Column Report

Listings as of 09/02/14 at 2:18pm

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<b>Active 02/28/14</b>	<b>Listing # 1403195</b>	<b>3633 Hidden Pond Rd Lexington, KY 40502</b>	<b>Listing Price: \$495,000</b>
	<b>County: Fayette</b>		



<b>Prop Type</b>	Residential	<b>Prop Subtype(s)</b>	Single Family
<b>Area</b>	Fayette County SE 1	<b>Subdivision</b>	Castlegate
<b>Beds</b>	3	<b>Sq Ft (approx)</b>	3102
<b>Baths (FH)</b>	4 (3 1)		
<b>Year Built</b>	1992	<b>Lot Sq Ft (approx)</b>	8276
<b>Tax ID</b>	20079100	<b>Lot Acres (approx)</b>	0.1900
		<b>Lot Ac</b>	

<b>School District</b>	Fayette County	<b>ELEM</b>	Julius Marks	<b>MIDL</b>	Morton	<b>HIGH</b>	Henry Clay
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**Directions** Chinoe Road past Alumni Drive. Left into Castlegate, 1st left on Hidden Pond.

**Marketing Remarks** This property is to be sold at Absolute Auction on Wednesday, September 24th, at 12:00 PM with no minimum bid or reserve. Sale Terms: As is/Non Contingent/ 10% earnest money deposit/ 30 day settlement/ 10% buyers premium added total offers and included in the total contract price.

<b>Finished 1st Floor</b>	2053	<b>Finished 2nd Floor</b>	1049
<b>Finished Total</b>	3102 (1573 finished below)	<b>Unfinished Below</b>	437
<b>Unfinished Total</b>	437	<b>Tax District</b>	01
<b>HOA/CONDO Fee</b>	\$1800.00 (& 350)	<b>HOA/CONDO Frequenc</b>	Annual
<b>Mandatory Fees</b>	Yes	<b>Foyer - 1st</b>	#1
<b>Dining Room - 1st</b>	#1	<b>Kitchen - 1st</b>	#1
<b>Family Room - Lower</b>	#1	<b>Great Room - 1st</b>	#1
<b>Bonus Room - Lower</b>	#1	<b>Bonus Room - 2nd</b>	#1
<b>Utility Room - Lower</b>	#1	<b>Master Bed. - 1st</b>	#1
<b>Bedrooms - 2nd</b>	#2	<b>Full Bath - Lower</b>	#1
<b>Full Bath - 1st</b>	#1	<b>Full Bath - 2nd</b>	#1
<b>Half Bath - 1st</b>	#1	<b>Home Office - Lower</b>	#1
<b>Location Description</b>	Homeowners Assoc., Park(s) Nearby, Tennis Nearby, Inside New Circle Rd	<b>Type/Style</b>	2 Story
<b>Construction</b>	Brick Veneer	<b>Basement</b>	Full, Partially Finished, No Exterior Entrance, Windows
<b>Garage</b>	Yes	<b>Garage/Carport Type</b>	2 Car Attached, Garage Door Opener, Remote Ctrl Included
<b>Foundation</b>	Poured Concrete	<b>Fireplaces</b>	Pre-Fab, Gas Logs, Ventless, Great Room
<b>Dining Facilities</b>	Formal Dining Room, Breakfast Area	<b>Air Conditioning</b>	Electric, Zone
<b>Heating</b>	Forced Air, Zone	<b>Fuel</b>	Gas
<b>Water Heater</b>	Gas	<b>Attic</b>	Access Only
<b>Roof</b>	Shingle Composition	<b>Flooring</b>	Hardwood, Carpet, Tile
<b>Appliances</b>	Range, Double Oven, Microwave, Dishwasher, Disposal, Refrigerator, Washer, Dryer, Central Vac System	<b>Interior Features</b>	Specialty Ceilings, Ceiling Fan(s), Window Blinds, Walk-in Closets, Security Sys.-Owned, Washer-Dryer Hook-up, Skylight(s)
<b>Exterior Features</b>	Insulated Glass, Window Screens, Patio, Sprinkler System, Trees	<b>Miscellaneous</b>	Master Bdrm 1st Flr.
<b>Water</b>	City	<b>Sewer</b>	Sewer
<b>HOA/CONDO Fee(s) Inc</b>	Common Area Maint., Common Area Insur., Snow Removal		

**Presented By: Jim Halfhill Sr**



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Other

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