

CHEVY CHASE | RANCH ON BSMT

ABSOLUTE AUCTION

LIVE ONSITE & LIVE WEBCAST

300 GARDEN ROAD

Fayette County - Lexington, KY 40502

DATE OF SALE: Fri. Nov. 4th @ 10:00 AM



PUBLIC PREVIEW: Sun. 10/30 from 2:00-4:00PM

In highly desirable Chevy Chase, this 2,300± SF ranch home on full, partially finished basement features 4 bedrooms, 2 full & 1 half baths, living room, formal dining room, breakfast room, 2 fireplaces, & 2-car detached garage. Close to Ecton Park, Romany Road, Christ the King, schools, University of Kentucky and so much more!! **SELLING TO THE HIGHEST BIDDER REGARDLESS OF PRICE!!**

Personal Property being offered online only 11/3 thru 11/6. Visit our website for details.

www.HalfhillAuctions.com

Visit our website for detailed information, auction terms & conditions, and additional pictures

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Better Homes & Garden Real Estate Cypress



Consumer Detail 2 Column Report

Listings as of 10/13/16 at 4:34pm

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| | | | |
|------------------------|--------------------------|------------------------------------|---------------------------------|
| Active 10/07/16 | Listing # 1622466 | 300 Garden Rd, Lexington, KY 40502 | Listing Price: \$375,000 |
| County: Fayette | | | |



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|----------------------|-------------------|---------------------------|---------------|
| Property Type | Residential | Property Subtype | Single Family |
| Area | Fayette County SE | Subdivision | Chevy Chase |
| Beds | 4 | Sq Ft (approx) | 2336 |
| Baths | 3 (2 1) | Year Built | 1952 |
| Year Built | 1952 | Lot Sq Ft (approx) | 13434 |
| Tax ID | 13845100 | Lot Acres (approx) | 0.3084 |

| | | | | | |
|------------------------|----------------|---------------------|--------------------|------------------------|----------------------------|
| School District | Fayette County | ELEM Cassidy | MIDL Morton | HIGH Henry Clay | INTD Not Applicable |
|------------------------|----------------|---------------------|--------------------|------------------------|----------------------------|

Directions From Tates Creek Rd, turn onto Cooper Dr, then on Garden Rd and house is at the end on the corner of Garden & Providence.

Marketing Remarks ABSOLUTE AUCTION: This property is to be sold at auction on Friday, November 4th at 11:00 AM with no minimum bid or reserve. Auction will be Live onsite and Live Webcast. SALE TERMS: As Is/Non-Contingent/10% earnest money deposit/30 day settlement/10% buyer's premium added to all offers/bids and included in the total contract price. Pre-auctions offers welcome under the same terms and conditions. Jim Halfhill, Sr., Principal Auctioneer, 859-338-5764." Awesome sought after property in the heart of Chevy Chase.

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|-----------------------------|--|-----------------------------|--|
| 2016 Elementary | Cassidy | 2017 Middle | Morton |
| 2017 High | Henry Clay | Finished 1st Floor | 1393 |
| Finished Below | 943 | Finished Total | 2336 |
| Unfinished Below | 450 | Unfinished Total | 450 |
| Tax District | 1 | Foyer - 1st | #1 |
| Living Room - Lower | #1 | Dining Room - 1st | #1 |
| Kitchen - 1st | #1 | Utility Room - Lower | #1 |
| Master Bed. - 1st | #1 | Bedrooms - Lower | #1 |
| Bedrooms - 1st | #2 | Full Bath - Lower | #1 |
| Full Bath - 1st | #1 | Half Bath - 1st | #1 |
| Location Description | Park(s) Nearby | Type/Style | 1 Story |
| Construction | Brick Veneer | Basement | Full, Partially Finished, Windows, Sump Pump(s) |
| Garage | Yes | Garage/Carport Type | 2 Car Detached |
| Foundation | Concrete Block | Fireplaces | Masonry, Gas Logs |
| Dining Facilities | Formal Dining Room, Breakfast Room | Air Conditioning | Electric |
| Heating | Forced Air | Fuel | Gas |
| Water Heater | Gas | Attic | Pull Down Stairs, Partially Floored |
| Roof | Shingle Composition | Flooring | Carpet, Carpet Over Hardwood, Laminate |
| Appliances | Range, Dishwasher, Refrigerator, Washer, Dryer | Interior Features | Window Blinds, Washer-Dryer Hook-up |
| Exterior Features | Patio, Privacy Fence | Miscellaneous | Basement, Master Bdrm 1st Flr., Bedroom 1st Floor, Auction |
| Water | City | Sewer | Sewer |

