

ASHLAND PARK | RANCH ABSOLUTE AUCTION

LIVE ONSITE & LIVE WEBCAST

412 BRISTOL ROAD

Fayette County - Lexington, KY 40502

DATE OF SALE: Sat. Nov. 12th @ 10:00 AM



On a 100' x 170' lot in highly sought after Ashland Park, this one owner home boasts over 3,500 SF, 4 bedrooms, 2 full & 2 half baths, formal living & dining rooms, 2 fireplaces, partially finished basement, bonus room and 2-car attached garage .

SELLING TO THE HIGHEST BIDDER REGARDLESS OF PRICE!!

*****Also being offered at Absolute Auction - 1979 Mercedes Benz 450 SLC, 55k miles, 8-cylinder, car is not currently in running condition. Car will be sold on-site following the real estate sale.*****

www.HalfhillAuctions.com

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

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Consumer Detail 2 Column Report

Listings as of 10/31/16 at 11:58am

Page 1

Active 10/28/16	Listing # 1623873	412 Bristol Rd, Lexington, KY 40502	Listing Price: \$559,900
	County: Fayette		



Property Type	Residential	Property Subtype	Single Family
Area	Fayette County SE 1/4	Subdivision	Ashland Park
Beds	4	Sq Ft (approx)	3890
Baths	4 (2 2)		
Year Built	1959	Lot Sq Ft (approx)	17372
Tax ID	11321300	Lot Acres (approx)	0.3988

School District	Fayette County	ELEM	Cassidy	MIDL	Morton	HIGH	Henry Clay	INTD	Not Applicable
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Directions Richmond Road to Chinoe, left on Hart, right on Bristol.

Marketing Remarks ABSOLUTE AUCTION: This property is to be sold at ABSOLUTE AUCTION on Saturday, Nov. 12th, at 10:00 AM with no minimum bid or reserve. SALE TERMS: As Is/Non-Contingent/10% earnest money deposit/30 day settlement/10% buyer's premium added to all offers and included in the total contract price. Pre-auctions offers welcome under the same terms and conditions. One owner home built by Freeman Bryant. Anderson windows, hardwood floors under carpet in bedrooms, not in family room. Library walls and bookcases are mahogany (per seller). Attached garage converted into room, another 2-car attached garage added behind breakfast room. Gas starters in fireplaces. Lots of storage.

Finished 1st Floor	3331	Finished Below	559
Finished Total	3890	Unfinished Below	604
Unfinished Total	604	Tax District	01
Foyer - 1st	#1	Living Room - 1st	#1
Dining Room - 1st	#1	Kitchen - 1st	#1
Family Room - 1st	#1	Den - 1st	#1
Bonus Room - Lower	#1	Bonus Room - 1st	#1
Utility Room - Lower	#1	Master Bed. - 1st	#1
Bedrooms - 1st	#2	Full Bath - 1st	#2
Half Bath - Lower	#1	Half Bath - 1st	#1
Location Description	Inside New Circle Rd	Type/Style	1 Story
Construction	Brick Veneer	Basement	Partial, Partially Finished, No Exterior Entrance, Windows
Garage	Yes	Garage/Carport Type	2 Car Attached
Foundation	Poured Concrete	Fireplaces	Masonry, Gas Starter, Family Room, Living Room
Dining Facilities	Formal Dining Room, Breakfast Area	Air Conditioning	Electric
Heating	Forced Air	Fuel	Gas
Water Heater	Gas	Attic	Access Only
Roof	Shingle Composition	Flooring	Carpet, Carpet Over Hardwood, Tile, Vinyl
Appliances	Double Oven, Surface Unit, Microwave, Dishwasher, Disposal	Interior Features	Ceiling Fan(s), Window Blinds, Washer-Dryer Hook-up
Exterior Features	Insulated Glass, Patio, Partially Fenced, Trees	Miscellaneous	Basement, Foyer, Master Bdrm 1st Flr., Bedroom 1st Floor, Formal Living Room, Bonus Room, Auction
Water	City	Sewer	Sewer

