

HARTLAND | 4 BR / 3 BA | BSMT

ABSOLUTE AUCTION

LIVE ONSITE & LIVE WEBCAST

2473 BROOKSHIRE CIRCLE

Fayette County - Lexington, KY

DATE OF SALE: Sat. Nov. 19th @ 10:00 AM



PUBLIC PREVIEW: Sun. 11/13 from 2-4 PM

In highly desirable Hartland subdivision, this 4 bed/3 full bath home on unfinished basement offers a 2 story foyer, formal dining & living room, open kitchen, breakfast area, kitchen bar/island and spacious great room with a wood burning fireplace and built in cabinets and a 2 car garage.

PERSONAL PROPERTY will be offered ONLINE ONLY 11/17 thru 11/20. Go to our website for details.

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 2:34pm

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Active 07/19/16	Listing # 1615857	2473 Brookshire Cir, Lexington, KY 40515	Listing Price: \$329,500
	County: Fayette		



Property Type	Residential	Property Subtype	Single Family
Area	Fayette County SE 1	Subdivision	Hartland
Beds	4	Sq Ft (approx)	2257
Baths	3 (3 0)		
Year Built	1988	Lot Sq Ft (approx)	10193
Tax ID	20060050	Lot Acres (approx)	0.2340

School District	Fayette County	ELEM Millcreek	MIDL Tates Creek	HIGH Tates Creek	INTD Not Applicable
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Directions Outbound Tates Creek Road past Man O War Blvd.; Left onto Hartland Pkwy.

Marketing Remarks ABSOLUTE AUCTION: This property to be sold at ABSOLUTE AUCTION on Saturday, November 19th at 10:00 AM with no minimum bid or reserve. Auction will be Live Onsite & Live Webcast. 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. Jim Halfhill, Sr., Principal Auctioneer. Beautifully maintained 1 owner home with 4 bed/3 full bath on an unfinished basement. This home offers a 2 story foyer, formal dining room and living room plus open kitchen, breakfast area, kitchen bar/island and spacious great room with a wood burning fireplace and built in cabinets. Rare find....first floor bedroom with close access to a full bath with walk in shower. Master suite offers a tray ceiling, huge master bath, double vanity sink, separate shower with a whirlpool tub. Nice deck with privacy and a 2 car garage.

2016 Elementary	Millcreek	Finished 1st Floor	1281
Finished 2nd Floor	976	Finished Total	2257
Unfinished Below	881	Unfinished Total	881
HOA/CONDO Fee	\$500.00	HOA/CONDO Frequency	Annual
Mandatory Fees	Yes	Foyer - 1st	#1
Living Room - 1st	#1	Dining Room - 1st	#1
Kitchen - 1st	#1	Great Room - 1st	#1
Utility Room - 1st	#1	Master Bed. - 2nd	#1
Bedrooms - 1st	#1	Bedrooms - 2nd	#3
Full Bath - 1st	#1	Full Bath - 2nd	#2
Location Description	Homeowners Assoc., Park(s) Nearby	Type/Style	2 Story
Construction	Brick Veneer	Basement	Full, Unfinished
Garage	Yes	Garage/Carport Type	2 Car Attached
Foundation	Poured Concrete	Fireplaces	Pre-Fab, Great Room
Dining Facilities	Formal Dining Room, Kitchen Bar, Breakfast Area	Air Conditioning	Electric
Heating	Forced Air	Fuel	Gas
Water Heater	Gas	Roof	Shingle Composition
Flooring	Carpet, Vinyl	Appliances	Range, Dishwasher, Disposal, Refrigerator
Interior Features	Specialty Ceilings, Ceiling Fan(s), Window Blinds	Exterior Features	Insulated Glass, Window Screens, Deck, Trees
Miscellaneous	Foyer-2 Story, Bedroom 1st Floor, Formal Living Room, Great Room, Separate Utility Rm., Auction, Laundry Rm 1st Flr	Water	City
Sewer	Sewer	HOA/CONDO Fee(s) Inc	Common Area Maint., Common Area Insur., Recreation Facil., Pool Services, Clubhouse Maint.

