

MID-CENTURY MODERN

±6,500 SF • 6 Bedrooms • 5.5 Baths • 40502 • Upgrades

ABSOLUTE AUCTION

FRIDAY, AUG. 31st • 12 NOON

PUBLIC PREVIEW: Sunday, August 26th • 2:00pm-4:00pm

2036 LAKESIDE DRIVE, LEXINGTON, KY



www.HalfhillAuctions.com



Halfhill Auction Group
859-338-5764
halfhillauctions@gmail.com



Toni Chapman
859-621-7695
tonichapman09@gmail.com

Consumer Detail 2 Column Report

Listings as of 08/07/18 at 1:48pm

Active 03/20/18 Listing # 1805776 2036 Lakeside Dr, Lexington, KY 40502 Map Listing Price: \$699,000
County: Fayette



Property Type	Residential	Property Subtype	Single Family
Area	Fayette County SE 3	Subdivision	Lakeside
Beds	6	(Approx) Living Area	6535
Baths(FH)	6 (5 1)	Lot Sq Ft (approx)	30686
Year Built	1965	Lot Acres (approx)	0.7045
Tax ID	15471950		
See Additional Pictures			

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

Directions From Tates Creek turn on Alumni towards New Circle. Lakeside is on your left. Turn left onto Lakeside, & left at Yield sign, follow circle around. This home will be on your right. Across from the lake.

Marketing Remark ABSOLUTE AUCTION This property to be sold at absolute auction on Friday, August 31, 2018 at 12:00 PM with no minimum or reserve. Auction will be conducted live onsite and as a live Simulcast. Pre-auctions offers are welcome under the same auction terms and conditions. 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 purchase price. Auctioneer: Jim Halfhill (859-338-5764) Beautiful contemporary with space for a large family. Private grounds including in-ground pool, 2 fish ponds, two gazebos, large wrap around deck with atrium doors from dining and living rooms. Upgrades galore hardwood, marbelized tile, finished in law suite in lower level with kitchen, bathroom and bedroom. Walk out to the glassed solarium from this area. Basement has large gathering/theatre room. Many upgrades and changes since 2005.

Finished 1st Floor	3297 (Main living)	Finished 2nd Floor	1664 (Master floor many possibilities)
Finished Below	1574	Finished Total	6535 (Per appraisal, buyer should satisfy)
Unfinished Below	413	Tax District	1
HOA/CONDO Fee	\$85.00 (Seller says it is not a strong HOA)	HOA/CONDO Frequency	Annually
Mandatory Fees	No	Foyer - 1st	#1 (An elegant entrance with built in garden)
Living Room - 1st	#1 (24'x32 Atrium doors to deck, pool, wet bar)	Dining Room - 1st	#1 (Banquet sized with lovely built-ins)
Kitchen - Lower	#1 (Fully equipped appliances hardly used)	Kitchen - 1st	#1 (abundance of cabinets. lots of workspace)
Den - 1st	#1 (Centrally located by living & dining rms)	Rec. Room - Lower	#1 (Theatre room, walk up bar, spacious area)
Bonus Room - 2nd	#1 (Possibilities, office, workout, bedroom)	Utility Room - Lower	#1 (Large utility sink off kitchen, chute)
Master Bed. - 2nd	#1 (Hardwood, vaulted ceiling with bathroom)	Bedrooms - Lower	#1 (In law suite bedroom, bath, kitchen)
Bedrooms - 1st	#3 (This wing has 3 BRS 2 FB or 2 & den/office)	Bedrooms - 2nd	#1
Full Bath - Lower	#1	Full Bath - 1st	#2 (Private to 1 bedroom, suite share 1 bath)
Full Bath - 2nd	#2 (Full master bath, cabinets, window,)	Half Bath - 1st	#1 (Off living room)
Home Office - 1st	#1 (One of the 3 BRS could be office)	Home Office - 2nd	#1 (private suite)
Lot Dimensions	138x301x130x257	Location Description	Secluded Lot, Wooded Lot (close to acre, treed, fenced in 40502!), Park(s) Nearby, Tennis Nearby, Inside New Circle Rd Brick Veneer, Siding - Wood (Redwood)
Type/Style	3 Story (Foyer, 1st & 2nd and basement), Contemporary	Construction	
Basement	Yes	Basement Type	Partial, Finished, Walk Out, Walk Up (From in law suite to solarium), Windows
Garage	Yes	Garage/Carport Type	2 Car Attached, Garage Door Opener, Remote Ctrl Included, Side/Back Entry
Foundation	Block	Fireplaces	Masonry, Gas Starter, Family Room, Living Room (A beautiful solarium type room, WOW), Dining Room, Kitchen
Dining Facilities	Formal Dining Room (banquet sized, with additional space), Breakfast Area (With french doors to dining room & deck)	Air Conditioning	Electric, Zone (Three units)
Heating	Forced Air, Zone (Three units)	Fuel	Gas
Water Heater	Gas (75 Gallon)	Attic	Walk-in, Floored
Roof	Dimensional Style	Flooring	Hardwood (Second floor throughout), Tile (First floor marbelized tile), Other (Bathrooms ceramic tile)
Appliances	Double Oven, Surface Unit (Jenn-air cooktop in center island), Dishwasher, Disposal, Refrigerator	Interior Features	Specialty Ceilings, Ceiling Fan(s), Walk-in Closets, Security Sys.-Owned, Home Theater, Washer-Dryer Hook-up (Laundry chute from master & 1st floor BR), Skylight(s)
Exterior Features	Insulated Glass, Storm Doors, Deck (Wrap around wood deck), Wood Fence, Privacy Fence, Irrigation System (in place not functional see disclosure), Trees, Storage Shed (Built in by garage)	Miscellaneous	Basement, Foyer-2 Story, Bedroom 1st Floor, Den, Separate Utility Rm., Home Office, Inground Pool
Water	City	Sewer	Public Sewer
HOA/CONDO Fee(s) Inc	Common Area Maint. (Fee is not mandatory, some maintenance)		

Featured properties may not be listed by the office/agent presenting this brochure.

Information has not been verified, is not guaranteed and subject to change.

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U.S. Patent 6,910,045

