

BRICK RANCH • WESTMORLAND

ABSOLUTE AUCTION - LIVE ONSITE
SAT., NOV. 17th • 10:00 AM

±2600 SF • 3 BR • 2 BA • Almost 1 Acre Lot • Sunroom • Remodeled Kitchen

***Personal Property will be offered ONLINE ONLY - Bidding Ends Sun., 11/18
Furniture, Home Decor, Tools, & MORE!*

PUBLIC PREVIEW: Sunday, November 11th • 2:00pm-4:00pm
3580 GLOUCESTER DR., LEXINGTON, KY



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



Laura Hayden
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Consumer Detail 2 Column Report

Listings as of 10/15/18 at 8:24am

Active 10/12/18 **Listing # 1823364** **3580 Gloucester Dr, Lexington, KY 40510** [Map](#) **Listing Price: \$395,000**
County: Fayette



Property Type	Residential	Property Subtype	Single Family
Area	Fayette County SW 4	Subdivision	Westmorland
Beds	3	(Approx) Living Area	2609
Baths(FH)	2 (2 0)	Lot Sq Ft (approx)	42623
Year Built	1976	Lot Acres (approx)	0.9785
Tax ID	27239014		
See Additional Pictures			

School District Fayette County **ELEM** Meadowthorpe **MIDL** Leestown **HIGH** Dunbar **INTD** Not Applicable

Directions Traveling outbound from Lexington on Versailles Road (US 60), past Keeneland, right into Westmorland. Travel on Westmorland Drive towards back of neighborhood, right onto Gloucester, Home #3580 on left.

Marketing Remark ABSOLUTE AUCTION: This property to be sold at ABSOLUTE AUCTION on Saturday, November 17th 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. Auctioneer: Jim Halfhill (859) 338-5764 or Kristin Halfhill-Larimore (859) 333-1855. Stunning Brick Ranch style home in much desired Westmorland. Sitting on almost an acre, this beautiful home features 3 Bedrooms, 2 full baths, Home Office in addition to the Living and Dining Rooms PLUS a Gorgeous conditioned Sunroom, too. Open floor plan & Kitchen has been remodeled with gorgeous cabinets, beverage refrigerator and granite countertops. Oversized brick patio, large two car side entry garage, Central Vac & Security System. Immaculately maintained, neutral throughout and move-in ready.

Finished 1st Floor	2609	Finished Total	2609
Tax District	2	HOA/CONDO Fee	\$150.00
HOA/CONDO Frequency	Annually	Mandatory Fees	Yes
Foyer - 1st	#1	Living Room - 1st	#1
Dining Room - 1st	#1	Kitchen - 1st	#1
Family Room - 1st	#1	Great Room - 1st	#1
Utility Room - 1st	#1	Master Bed. - 1st	#1
Bedrooms - 1st	#2	Full Bath - 1st	#3
Home Office - 1st	#1	Location Description	Homeowners Assoc., Underground Utility
Type/Style	1 Story	Construction	Brick Veneer
Basement	No	Garage	Yes
Garage/Carport Type	2 Car Attached, Garage Door Opener, Remote Ctrl Included, Side/Back Entry	Foundation	Crawlspce
Fireplaces	Masonry, Gas Logs, Gas Starter, Family Room	Dining Facilities	Formal Dining Room, Breakfast Area
Air Conditioning	Electric	Heating	Forced Air (2013)
Fuel	Gas, Electric	Water Heater	Electric
Attic	Access Only	Roof	Composition, Shingle, Dimensional Style
Flooring	Hardwood, Carpet, Tile, Other	Appliances	Range, Surface Unit, Microwave, Dishwasher, Refrigerator, Central Vac System, Central Vac Rough-in, Other (Beverage Fridge)
Interior Features	Ceiling Fan(s), Window Blinds, Walk-in Closets, Security Sys.-Owned, Washer-Dryer Hook-up, Skylight(s)	Exterior Features	Insulated Glass, Window Screens (Stored), Patio, Trees, Other (Covered Entry)
Miscellaneous	Foyer, Master Bdrm 1st Flr., Bedroom 1st Floor, Formal Living Room, Family Room, Great Room (Conditioned sunroom addition w/vault), Home Office, Auction, Laundry Rm 1st Flr	Water	City
Sewer	Septic System	HOA/CONDO Fee(s) Inc	Common Area Maint., Common Area Insur., Management, Common Area Elec Svc, Water/Sewer Fee (common area)

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

