

# ABSOLUTE AUCTION

**ONLINE BIDDING ENDS:**

**SUNDAY, MAY 9<sup>th</sup> • 6:00PM**

**\*\*OPEN HOUSE: Sun. May 2<sup>nd</sup> • 2:00-4:00 PM\*\***

## 3305 OTTER CREEK DRIVE

**\*\* Personal Property will also be offered online only - Dates TBD \*\***



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**Halfhill**  
AUCTION GROUP



## Consumer Detail 2 Column Report

Listings as of 04/14/21 at 3:22pm

Active 04/06/21 Listing # 20106025 3305 Otter Creek Dr, Lexington, KY 40515 [Map](#) Listing Price: \$225,000  
County: Fayette



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	Fayette County SE 3	<b>Subdivision</b>	Cove Lake
<b>Beds</b>	3	<b>(Approx) Living Area</b>	1613
<b>Baths</b>	2 (2 0)	<b>Lot Sq Ft (approx)</b>	9300
<b>Year Built</b>	1976	<b>Lot Acres (approx)</b>	0.2135
<b>Tax ID</b>	15085521		

[See Additional Pictures](#)

**School District** Fayette County      **ELEM** Julius Marks      **MIDL** Edythe J. Hayes      **HIGH** Henry Clay      **INTD** Not Applicable

**Directions** Man O War Blvd east to right on Beaver Creek Drive. Take next right onto S. Eagle Creek Drive, to left on Otter Creek Drive. Home is second on the left.

**Marketing Remark** Absolute Online Only Auction!!! The property to be sold by ONLINE ONLY ABSOLUTE AUCTION with bidding beginning on Wednesday, May 5th at 12:00 PM and ENDING ON SUN. MAY 9th at 6:00 PM with a 3 minute soft close. Pre-auction offers are invited under the same auction terms and conditions until a bid has been accepted. Terms & Conditions are as follows: As Is/Non-Contingent/10% earnest money deposit/45 day settlement/10% buyer's premium added to all bids/offers. Kristin Halfhill-Larimore, Principal Auctioneer, 859-333-1855. Wonderful split level home in Cove Lake. Enjoy summers by your inground pool, plenty of storage space in the kitchen, detached 2 car garage with additional storage in the attic with pull down stairs. You won't want to miss this opportunity!!

### Finished

<b>Finished 1st Floor</b>	437 ((437.5 sf))	<b>Finished 2nd Floor</b>	587 (587.5 sf))
<b>Finished Below</b>	587 ((587.5 sf))	<b>Finished Total</b>	1612 ((1612.5 sf))

### UnFinished

**Tax District** 01

### Room Location/Level

<b>Living Room - #1</b>	<b>Kitchen - 1st</b>	#1
<b>1st</b>	<b>Primary Bed. - #1</b>	
<b>Family Room - #1</b>	<b>2nd</b>	
<b>Lower</b>	<b>Full Bath - #1</b>	
<b>Bedrooms - #2</b>	<b>Lower</b>	
<b>2nd</b>		
<b>Full Bath - #1</b>		
<b>2nd</b>		

### Site Information

**Location Description** Park(s) Nearby, Tennis Nearby, Pool Nearby

### Property Features

<b>Type/Style</b>	Split Level	<b>Construction</b>	Brick Veneer, Other (USS Steel)
<b>Basement</b>	Yes	<b>Basement Type</b>	Partial, Finished, Walk Out, Windows
<b>Garage</b>	Yes	<b>Garage/Carport Type</b>	2 Car Detached, Garage Door Opener, Side/Back Entry
<b>Foundation</b>	Block	<b>Fireplaces</b>	None
<b>Dining</b>	Eat In Kitchen	<b>Air</b>	Heat Pump
<b>Facilities</b>		<b>Conditioning</b>	
<b>Heating</b>	Heat Pump	<b>Fuel</b>	Electric
<b>Water Heater</b>	Electric	<b>Attic</b>	Access Only
<b>Roof</b>	Shingle, Dimensional Style	<b>Flooring</b>	Carpet, Vinyl
<b>Appliances</b>	Range, Self Cleaning Oven, Microwave, Dishwasher, Refrigerator, Washer, Dryer	<b>Interior Features</b>	Specialty Ceilings, Ceiling Fan(s), Window Blinds, Wet Bar, Washer-Dryer Hook-up
<b>Exterior Features</b>	Insulated Glass, Window Screens, Patio, Chain Link Fence, Storage Shed, Other (Inground Pool)	<b>Miscellaneous</b>	Basement, Formal Living Room, Family Room, Inground Pool, Auction, As Is
<b>Water</b>	City	<b>Sewer</b>	Public Sewer

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

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U.S. Patent 6,910,045

