

# *Absolute Auction*


*2125 Shelton Road*



Presented by Jim Halfill, Sr.  
859.338.5764





Listing # 1217331 County: Fayette		2125 Shelton Rd Lexington, KY 40515 Cross St:		Listing Price: \$899,000
	Prop Type	Residential	Prop Subtype(s)	Single Family
	Area	Fayette County SE 3	Subdivision	Hartland Estates
	Beds	5	(Approx) Living Area	7465
	Baths(FH)	6 (4 2)		
	Age	20	Lot Sq Ft (approx)	25788
	Tax ID	20094070	Lot Acres (approx)	0.592
	Occupant	Owner	Phone to Show	859-276-4811
	DOM	1		

## School District Fayette County

Directions Outbound Tates Creek, left into Hartland entrance, left at Hartland Estate entrance, right on Shelton.

Marketing Remark ABSOLUTE AUCTION: This property is to be sold at auction on Saturday, September 29th at 11:00 AM with no minimum bid. List price reflects suggested value. AUCTION TERMS: AS IS/non-contingent/10% earnest money deposit/10% buyer's premium added to all offers/closing on November 5, 2012. Spectacular 7,400 SF (+/-) home in pristine condition located on a meticulously maintained and landscaped 1/2 acre lot with inground pool. Beautifully appointed and updated to 2012 standards, this home enjoys all the amenities expected in a Million Dollar home.

Agent-Only Rmrks Auction Public Preview on Sunday, 9/16 and 9/23 from 2:00 to 4:00 PM. Visit [www.halfhillauctions.com](http://www.halfhillauctions.com) for up to date property information. Jim Halfhill, Sr., Principal Auctioneer 859-338-5764.

Listing Agent	Jim Halfhill Sr (ID:24927) Primary:859-276-4811 x267 Secondary:859-338-5764, FAX: 859-277-5513
LA Email	<a href="mailto:halfhill@rhr.com">halfhill@rhr.com</a>
Listing Office	Rector-Hayden, Realtors (ID:249) Phone: 859-276-4811, FAX: 859-277-5513
Agreement Type	Excl. Right to Sell Listing Date 09/10/12 Expiration Date 11/10/12

Commission 3%SO Variable RateNo

## Market Range Pricing

Range Pricing No

Finished

Finished 1st Floor 3075

Finished Below 2300

UnFinished

Unfinished Below 770

Tax District 3

HOA/CONDO Fee \$1008.00

Amenity Fee \$425.00

Room Location/Level

Foyer - 1st #1

Dining Room - 1st #1

Kitchen - 1st #1

Den - Lower #1

Bonus Room - 2nd #1

Master Bed. - 1st #1

Bedrooms - 2nd #3

Full Bath - 1st #1

Half Bath - 1st #2

Listing Information

Showing InstructionsCall Listing Agent, Call Listing Office

Site Information

Location DescriptionWooded Lot, Homeowners Assoc., Underground Utility, Shopping Nearby, Park(s) Nearby, Tennis Nearby, Pool Nearby

## Property Features

Type/Style

Basement Full, Finished, Sump Pump(s)

Garage/Carport Type3 Car Attached, Garage Door Opener, Remote

Fireplaces Masonry, Great Room, Kitchen

Air Conditioning Electric, Zone

Fuel Gas

Attic Access Only

Flooring Hardwood & Carpet, Marble

Interior Features

Vaulted Ceiling, Tray Ceiling, Ceiling Fan(s), Window Blinds, Walk-in Closets, Whirlpool, Wet Bar, Intercom, Security Sys.-Owned, Home Theater

Miscellaneous Basement, Foyer-2 Story, Master Bdrm 1st Flr., Great Room, Rec Room, Bonus Room, Separate

Utility Rm., Home Office, Inground Pool, Auction

Sewer Sewer

Condo/Townhome Info.

HOA/CONDO Fee(s) IncCommon Area Maint.

Finished 2nd Floor 2090

Finished Total 7465

Unfinished Total 770

Tax Rate 1.0887

Mandatory Fees Yes

Mandatory Fees No

Living Room - 1st #1

Kitchen - Lower #1

Great Room - 1st #1

Rec. Room - Lower #1

Utility Room - 1st #1

Bedrooms - Lower #1

Full Bath - Lower #1

Full Bath - 2nd #2

Possession

With Deed

Construction

Garage

Foundation

Dining Facilities

Heating

Water Heater

Roof

Appliances

Exterior Features

Brick Veneer  
Yes  
Poured Concrete  
Formal Dining Room, Breakfast Room  
Forced Air, Zone  
Gas, Electric  
Dimensional Style  
Range, Double Oven, Self Cleaning, Surface Unit, Microwave, Dishwasher, Disposal, Refrigerator, Central Vac System  
Insulated Glass, Window Screens, Patio, Partially Fenced, Landscaped, Sprinkler System, Trees, Circular Drive, Cable Available

Water

City

Please contact the Fayette County School Board for current school district information.

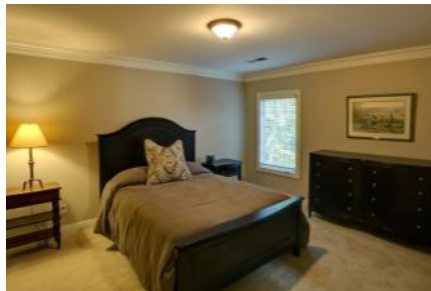
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