

# *Absolute Auction*

*2125 Shelton Road*

Saturday  
September 29th  
11:00 AM



Presented by Jim Halfhill, Sr.  
859.338.5764





Listing # 1217331 County: Fayette		2125 Shelton Rd Lexington, KY 40515		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	
	<a href="#">See Additional Pictures</a>				

## School District Fayette County

**Directions** Outbound Tate's 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.

<b>Finished</b>		<b>Finished 2nd Floor</b>	
Finished 1st Floor	3075	2090	
Finished Below	2300	Finished Total	7465
<b>UnFinished</b>		<b>Unfinished Total</b>	
Unfinished Below	770	770	
Tax District	3	HOA/CONDO Fee	\$1008.00
Mandatory Fees	Yes	Amenity Fee	\$425.00
Mandatory Fees	No		
<b>Room Location/Level</b>			
Foyer - 1st	#1	Living Room - 1st	#1
Dining Room - 1st	#1	Kitchen - Lower	#1
Kitchen - 1st	#1	Great Room - 1st	#1
Den - Lower	#1	Rec. Room - Lower	#1
Bonus Room - 2nd	#1	Utility Room - 1st	#1
Master Bed. - 1st	#1	Bedrooms - Lower	#1
Bedrooms - 2nd	#3	Full Bath - Lower	#1
Full Bath - 1st	#1	Full Bath - 2nd	#2
Half Bath - 1st	#2		
<b>Site Information</b>			
Location Description	Wooded Lot, Homeowners Assoc., Underground Utility, Shopping Nearby, Park(s) Nearby, Tennis Nearby, Pool Nearby		
<b>Property Features</b>			
Type/Style	2 Story	Construction	Brick Veneer
Basement	Full, Finished, Sump Pump(s)	Garage	Yes
Garage/Carport Type	3 Car Attached, Garage Door Opener, Remote Ctrl Included, Side/Back Entry	Foundation	Poured Concrete
Fireplaces	Masonry, Great Room, Kitchen	Dining Facilities	Formal Dining Room, Breakfast Room
Air Conditioning	Electric, Zone	Heating	Forced Air, Zone
Fuel	Gas	Water Heater	Gas, Electric
Attic	Access Only	Roof	Dimensional Style
Flooring	Hardwood & Carpet, Marble	Appliances	Range, Double Oven, Self Cleaning, Surface Unit, Microwave, Dishwasher, Disposal, Refrigerator, Central Vac System
Interior Features	Vaulted Ceiling, Tray Ceiling, Ceiling Fan (s), Window Blinds, Walk-in Closets, Whirlpool, Wet Bar, Intercom, Security Sys.-Owned, Home Theater	Exterior Features	Insulated Glass, Window Screens, Patio, Partially Fenced, Landscaped, Sprinkler System, Trees, Circular Drive, Cable Available
Miscellaneous	Basement, Foyer-2 Story, Master Bdrm 1st Flr., Great Room, Rec Room, Bonus Room, Separate Utility Rm., Home Office, Inground Pool, Auction	Water	City
Sewer	Sewer		
<b>Condo/Townhome Info.</b>			
HOA/CONDO Fee(s) Inc	Common Area Maint.		

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

INFORMATION CONTAINED HEREIN IS BELIEVED TO BE ACCURATE BUT NOT WARRANTED AND IS SUBJECT TO CHANGE WITHOUT NOTICE.

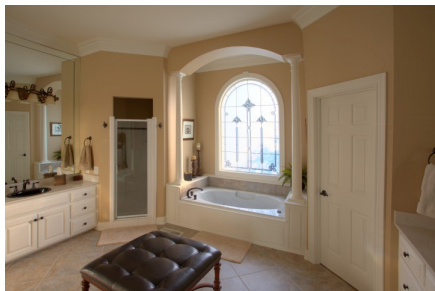


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**Shown by Appt Only!**



*Jim Halfhill, Sr.*  
Principal Auctioneer

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