

THE PHILIP BROWNFIELD HOME

Briarwood Manor

AT AUCTION

Saturday July 18th, 2015 10 a.m. CDT

747 Mooreland Drive - Bowling Green KY

2 Story - 4 Bedrooms - 3 Baths - Corner lot

Attached Garage - Brick Courtyard - Shaded rear yard

ABOUT THE HOME: DOWNSTAIRS: TILED ENTRANCE FOYER 6' X 4' 6". **LIVING ROOM:** HARDWOOD FLOOR 14' 4" X 14' 2". **FAMILY ROOM:** HARDWOOD FLOOR 19' 3" X 11' 6" WITH PRIVATE ENTRANCE.

FORMAL DINING ROOM: 11' 6" X 10' 3" WITH TILE FLOOR. **KITCHEN:** 12' 3" X 11' 6" WITH SS SINK, AMPLE CABINETRY AND BUILT IN DISHWASHER WITH TILE FLOOR. **UTILITY AREA:** 5' X 3' 4" WITH SHELVING AND W/D HOOKUP. **MUDROOM:** WITH 1/2 BATH AND SEPARATE WALK IN SHOWER. **GARAGE:** 24' 6" X 10' AND 16' 5" X 12' 6" 2 BAYS WITH ELECTRIC OPENERS AND MECHANICAL CLOSET.

UPSTAIRS:

MASTER BEDROOM:

18' 3" X 11' 4" WITH HARDWOOD FLOOR AND FULL TILE BATH, TUB AND SHOWER COMBINATION.

CHILD'S BEDROOM: 13' X 13' WITH CLOSET.

BEDROOM #3: 15' 8" X 11' 9" WITH HARDWOOD FLOOR, TRACK LIGHTING AND WALK IN CLOSET.

BEDROOM #4: 11' 3" X 10' HARDWOOD FLOOR AND WALK IN CLOSET.

HALL BATH: WITH TUB AND SHOWER COMBINATION AND TILE FLOORING.

AUCTIONEERS COMMENTS: This brick residence is equipped with a security system. Other features includes a Gambrel roof, brick courtyard and shaded rear lawn. Located in a quiet established neighborhood with close proximity to convenience stores, shopping malls, and Interstate Highway 65. If you are looking for a home in a desirable neighborhood be with us at this Auction to purchase this fine home.

REASON FOR SALE: Mrs. Brownfield has moved to smaller accommodations.

DIRECTIONS TO SALE: From Interstate 65 exit 26 and KY HWY 234 (CEMETERY ROAD) take Cemetery Rd 1 mile west to Ironwood Drive. then left on Singletree until it becomes Mooreland or from US 31-W BY PASS take KY HWY 234 east 1 1/4 mile to Ironwood Drive then left on Singletree Drive until it becomes Mooreland.

SCHOOLS: POTTER GRAY, BOWLING GREEN JR HIGH & BOWLING GREEN SENIOR HIGH.

ORDER OF SALE: Real Estate sells promptly at 10 am.

TERMS: Real Estate 15% non refundable deposit down day of sale. Balance due with general warranty deed on or before 30 days. 7% buyers premium added to final bid on Real Estate to establish contract price.

REAL ESTATE TAXES: 2015 prorated from delivery of deed. **POSSESSION:** With deed.

REAL ESTATE SELLING AS-IS CONDITION Auction banners posted. Auction firm not responsible for accidents. Announcements made day of sale take precedence over all advertising. Sales personnel available for showing at your convenience. "Home was built prior to 1978 and may contain lead-base paint. Prospective purchasers will have 10 days prior to sale to inspect and sign inspection waiver date of sale."



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BARRY CLAYPOOL GRI - BROKER-AUCTIONEER

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