

# BARBARA CATLETT ESTATE AT AUCTION

**Saturday June 1st, 2013 10 a.m.**

**225 NORTH MAIN ST. SMITHS GROVE, KY (CIRCA 1905)**

**6 Bedroom - 2 Story Victorian Residence**

**3 Car detached Garage w/workshop - Servants Quarters**

**Antiques - Tools - Willett Furniture - Glassware - 96 Mercury Sable (130K)**

**ABOUT THE HOME:** 2900 (PVA) Sq. Ft. 6 Bedroom, 2 Bath Residence (CIRCA 1905). **MAIN FLOOR:** 12' X 11' 3" Entry foyer with closet and central hallway. **BREAKFAST AREA:** 13' 9" x 11' 3". **KITCHEN:** 15' x 15'. **MASTER BEDROOM:** 15' 6" x 15' w/fireplace with raised brick hearth, chair rail, leaded glass window, carpet. Full Bath with His & Her sinks, tub & shower combination and tile floor.

**BEDROOM # 2:** 19' X 15' fireplace with brick hearth, large closet, wood floor and leaded glass window.

**FORMAL DINING:** 15' X 15' wood floor and fireplace. Crown moulding throughout main floor.

**SECOND FLOOR: SEWING ROOM:** 10' 8" X 7' 1".

**BEDROOM # 3:** 15' X 15' w/wood flooring.

**BEDROOM # 4:** 15' x 11' 4" w/wood flooring.

**BEDROOM # 5:** 11' 4" x 11' 4" w/wood flooring.

**CHILD'S BEDROOM:** 15' x 9'5" w/wood flooring.

**AUCTIONEER'S COMMENTS:** This spacious turn of the 20th Century Victorian Residence is loaded with charm, bedrooms up and down with a floor plan that exudes that era. Even with modern materials such as aluminum siding, a large front wrap around porch gives the home an inviting appearance. This is a lot of house with lots of "possibilities" ready for your personal decorating touch. Be with us on June 1st to seize your opportunity. Mrs. Catlett was a knowledgeable antique Purveyor for her entire adult life and was a mentor to many including myself.

**PERSONAL PROPERTY:** 51' W x 86" H x 17' D double door poplar cupboard, 32 1/2' W x 78 1/4" H x 15 1/4" D pine cupboard - pantry, 46 1/2" W x 70 1/2" H x 16" D bakers rack, 4 piece full size maple bedroom suite. Upholstered notchback chair w/Queen Anne legs, Duncan Phyph coffee table, treadmill, smoke glass top brass fire screen, old dressmaker form, onyx birds, brass fire screen,

27 1/2' x 61 1/2' gold framed oval mirror with applied carvings, 37 1/2' W x 30" H drop leaf cherry table, 64 3/4' L x 42' W x 29' H walnut dining table, 2 cherry dining chairs with Lyre Harp back, 29 3/4' H x 79' W x 17" D mahogany secretary, mill and waterfall water color 37 1/2' x 31 1/4', full size 4 poster bed, 76 1/2' L x 20' W x 32" H walnut credenza, Willett 28 1/2' x 48 1/2' mahogany mirror w/ 2 crest's, 34' W x 70' H x 16' D cherry corner cupboard with dental work, 4 panel Wisteria hand painted wall mural. 32" W x 88" L x 32" H oak table, cane bottom rocker, 37" W x 37 1/2" T x 17" D walnut chest, cherry full size spool bed, maple night stand, 34' W x 32' H x 19" D mahogany desk, 1/2 bed with inlayed headboard, 33' W x 28' H x 21' D mahogany table with fancy legs and applied carvings, 1951 Singer sewing machine, 41" W x 31" H x 20 1/2" D four drawer chest, 28' x 44' mirror with center crest, veneered dresser with round mirror, 31' x 45' x 17' veneer four drawer chest with graduated drawers, dressing stool, hard rock (2) maple drop leaf dining table, occasional chair with stool, 4 Barrel back dining chairs, misc, jewelry boxes, lamps, ladder back chairs with cane bottoms, fainting couch, tools, furniture and lamp parts, wood boxes, vintage luggage, vintage clothing, linens, glassware and much more. **APPLIANCES:** Frigidaire refrigerator, GE washer and electric dryer. **AUTOMOBILE:** 1996 Sable LS 4 door (130K). **DIRECTIONS TO SALE:** From I-65 Exit 38 take KY HWY 101 North "Main Street" 1/2 mile crossing railroad tracts 2 blocks on left. **SCHOOLS:** North Warren Elem, Warren East Middle & High school. **ORDER OF SALE:** Real Estate sells promptly at 10 am. Followed by furniture and personal property. **EVERYTHING SELLING AS-IS CONDITION 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:** 2013 prorated from delivery of deed. Possession with deed. **PERSONAL PROPERTY:** CASH OR GOOD CHECK IN FULL DAY OF SALE 6% SALES TAX WHERE APPLICABLE. Auction banners posted. Auction firm not responsible for accidents. Announcements made day of sell 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."

**MAKE YOUR FINANCIAL ARRANGEMENTS PRIOR TO BIDDING. SALE IS NOT CONTINGENT ON FINANCING**

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