

JAMES THOMAS MONROE ESTATE

1416 LONGVIEW DRIVE - BOWLING GREEN, KY

AT AUCTION

Saturday August 20, 2016 10 a.m. CDT

3 Bedroom 1 1/2 Bath Brick Residence

14 X 8 Utility Building selling separately –Personal Effects

ABOUT THE HOME: This comfortable 3 bedroom, 1 ½ bath brick residence with central heat and air situated on a 60' X 100" lot is located in an established neighborhood. **Living room:** 16' X 14' with closet.

Dining room: 11' X 16' with Knotty pine paneling, **Kitchen:** 11' 3" X 9' 6" with double stainless sink, ample cabinetry and vinyl flooring. **Utility :** 9; X 4' with washer and dryer hookup.

Master bedroom: 13' X 12' 6" with closet and ½ bath. **Bedroom #2:** 12' X 9' 11" with closet.

Bedroom #3 : 10' 9" X 10' 9" with closet. **Personal Property:** leather sofa, Eldridge Piano, Roper Refrigerator, chest type freezer, Kenmore washer, Kenmore dryer, 36" X 64" Mahogany Dining table, Full size pine bed , pine dresser, 5 drawer fancy chest, pine full size bed. 14 x 8 utility building .

Auctioneers Comments: This home is located in Green Meadows Subdivision developed in 1955 by E. H. Hall, a well known and well respected home builder and developer. Mr. Hall built many of the homes in this area including this one. If you are a first time home buyer or someone looking for a solid investment be with us sale day to purchase this brick home. **Schools:** Dishman McGinnis, Bowling Green Junior High, Bowling Green Senior High.

Directions to sale: From Veterans Boulevard and Glen Lily Road, take Glen Lily Road east 1.5 miles to North Sunrise Drive, turn right on to North Sunrise to Arnold Drive, turn left on Arnold Drive to Longview Drive.

Sale Location: 1416 Longview Drive Bowling Green, Ky..

NOT RESPONSIBLE FOR ACCIDENTS. EVERYTHING IN SALE INCLUDING REAL ESTATE AND PERSONAL PROPERTY SELLS IN AS IS CONDITION. THIS SALE IS NOT CONTINGENT ON FINANCING. MAKE YOUR FINANCIAL ARRANGEMENTS PRIOR TO BIDDING.

TERMS: Real estate; 15% Down sale day with balance due on or before 30 days. 7% Buyers Premium added to final bid on Real Estate to establish contract price. **REAL ESTATE TAXES:** 2016 taxes prorated from delivery of General Warranty Deed. **PERSONAL PROPERTY:** Cash or good check in full sale day. 6% Kentucky Sales Tax. 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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