

**THE JEAN P. WILHITE HOMEPLACE 518 SUNSET CIRCLE FRANKLIN KENTUCKY
BRICK 3 BEDROOM 2 BATH BRICK RESIDENCE – BRICK COURTYARD - SUNROOM
CIRCLE DRIVE - DETACHED GARAGE - MODERN FURNITURE**

2008 CHRYSLER VAN WITH STOW AND GO - RIDING LAWN MOWER - GARDEN TOOLS AND MUCH MORE

AT AUCTION

SATURDAY - JULY 9TH, 2016 10 a.m.

ABOUT THE HOME: THIS BRICK RESIDENCE BUILT IN 1970 HAS BEEN THE WILHITE HOME FOR AROUND 30 YEARS HOME HAS BEEN WELL MAINTAINED. **FEATURES INCLUDE:** 10' 8" X 6' 4" **ENTRY FOYER** WITH PARKAY FLOORING LEADING TO **SPACIOUS LIVING ROOM:** 16' 8" X 11' 9" WITH CARPET, RECESSED LIGHTING **FAMILY ROOM:** 21 X 14 HAS EXPOSED BEAMS, BUILT IN BOOK SHELVES AND A STONE FIREPLACE WITH RAISED HEARTH AND GAS LOGS. **KITCHEN:** 13' 5" X 11' WITH AMPLE CABINETY, CEILING FAN, RECESSED LIGHTING, DOUBLE S S SINK WITH DISPOSAL, BUILT IN MICROWAVE, DISHWASHER AND TRASH COMPACTOR.

UTILITY ROOM: OFF KITCHEN 13' 6" X 5' 6" HAS WASHER AND DRYER HOOKUP, VINYL FLOORING AND AMPLE CABINETY.

BREAKFAST NOOK: 12' 5" X 7' 3" paneled with chair rail and crown moulding, VINYL FLOORING AND EXITS TO SUNKEN

SUNROOM 15' 9" X 12. **SUNROOM:** HAS TILE FLOOR, SCREENED SLIDING GLASS WALLS AND SLIDING ENTRY AND EXIT DOORS WITH ATTIC STORAGE.

FORMAL DINING ROOM: 13' 8" X 9' HAS CHAIR RAIL CEILING FAN, CARPET WITH ACCESS TO SUNROOM. DOWN CENTRAL HALLWAY IS **FULL BATH** WITH INVALID TUB. **MASTER BEDROOM:** 16' 7" X 12' 5" WITH CARPET, WALK IN CLOSET, BUILT IN CABINETY AND A FULL BATH WITH SHOWER.

BEDROOM # 2: 13' 7" X 11' 8" WITH HIS AND HERS CLOSETS, CEILING FAN AND CARPET. **BEDROOM # 3:** 12' 2" X 11' 9" HAS BUILT IN SHELVING AND CABINETY, CEILING FAN AND SCULPERED CARPET. **DETACHED 2 CAR GARAGE:** 24 X 23 WITH ELECTRIC OPENERS, BUILT IN SHELVING AND PAVED DRIVE. ADDITIONALLY AT REAR IS AN ATTACHED **WORKSHOP:** 19' 3" X 9' 7" WITH SEPARATE ENTRANCE. **MRS WILHITE HAS ENJOYED THIS HOME OVER THE YEARS BUT HAS MOVED TO SMALLER ACCOMMODATIONS PROMPTING THIS SALE.**

AUCTIONEERS COMMENTS: THIS HOME IS LOCATED IN ONE OF THE MOST DESIREABLE ESTABLISHED DEVELOPMENTS OF FRANKLIN, KENTUCKY. IT IS EVIDENT WITH A DRIVE THROUGH THE NEIGHBORHOOD THAT PRIDE OF HOME OWNERSHIP ABOUNDS WITH MANICURED YARDS AND WELL MAINTAINED HOMES ALL AROUND. IF YOU ARE LOOKING FOR A SOLID INVESTMENT OR A HOME NEAR TOWN WITH A LANDSCAPED LOT, A FABULOUS GATED BRICK COURTYARD IN REAR ON A WELL ELEVATED LOT, THIS JUST MIGHT BE WHAT YOU ARE LOOKING FOR. BE WITH US ON JULY 9TH TO SEIZE THIS OPPORTUNITY. **PERSONAL PROPERTY:** ROTAN PATIO FURNITURE WITH 2 CHAIRS, COUCH, COFFEE TABLE, AND END TABLE, ROUND FANCY METAL TABLE, OAK CORNER CABINET 36H X 26D X 16, OAK ENTERTAINMENT CENTER 7' 8" W X 26" D X 7' H, QUEEN BED, OAK CANNON BALL BEDROOM SUITE WITH DRESSER, CHEST AND NIGHT STAND, KING SIZE BEDROOM SUITE WITH CHEST, ARMOIRE AND NITE STAND, IRON LAMP WITH FLUTED SHADE, AREA RUGS, GLASS TOP BREAKFAST TABLE WITH 4 CANE BACK CHAIRS, CRAFTSMAN TOOL CABINET, METAL 4' STEP LADDER; RECIPRICATING FAN, AIR COMPRESSOR, 6 GUN CABINET, KITCHEN AID WASHER, KITCHEN AID DRYER, SHARK VACUM CLEANER, CENTRAL KITCHEN ISLAND WITH STAINLESS STEEL TOP, FRIDGEDARE SIDE BY SIDE REFRIDGERATOR, WHIRLPOOL ELECRCIC RANGE, PECAN DINING TABLE WITH 6 CANE BACK CHAIRS OVAL CANE TOP TABLE, HAND PAINTED WATER PITCHER BY GAIL PITTMAN, OVER STUFFED COUCH, WOOD ROCKER, 2 RECLINERS, MAGNAVOX TV WITH BUILT IN VCR AND DVR, SONY RECIEVER,

AUTOMOBILE; 2008 CHRYSLER MINI VAN WITH STOW AND GO 52K.
SEE BUDGREENUP.COM FOR PICTURES. DIRECTIONS TO SALE: FROM FRANKLIN, KY AT NORTH MAIN ST. (U.S.31 W NORTH) AND MORGANTOWN RD (KY HWY 73) TAKE MORGANTOWN RD 0.5 MILES TO WESTVIEW DRIVE. TURN LEFT TO SUNSET CIRCLE. **TERMS:** REAL ESTATE, 15% DOWN SALE DATE WITH BALANCE DUE ON OR BEFORE 30 DAYS. 7% BUYERS PREMIUM ADDED TO FINAL BID 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 DATE. 6% KENTUCKY SALES TAX. **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.**



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