

# Thomas Pfannerstill Estate - Betty G Pfannerstill Property

# AT AUCTION

## Saturday July 20th, 2013 10 a.m.

### 1314 Willow Way - Bowling Green KY

One Owner - 4 Bedroom - 2 Bath

Brick Residence - Attached Garage - 100 x 150 lot

Furniture & Personal effects - Potter Gray School District

**ABOUT THE HOME:** This brick residence was built with quality in mind in 1964 and bought new by the Pfannerstills.

**HOME FEATURES INCLUDE:** FAMILY ROOM 29' X 12' 8" with fireplace, 10' X 16' KITCHEN AND DINING ROOM COMBINATION, double SS Sink, Ample Cabinetry, Ceiling fan, Built in Microwave and Dishwasher with a Central Island.

**MASTER BEDROOM:** 13' 10" X 13' 2" with Linen closet, tile bath and shower.

**BEDROOM # 2:** 12' 11" X 11' 2" with spacious closet

**BEDROOM # 3:** 11' 10" X 11' 7"

**BEDROOM #4:** 11' 10" X 11' 2" All bedrooms have hardwood floors and are located off a central hallway.

**UTILTY ROOM:** 9' 3" X 6' W/D hookup adjacent to kitchen. Rear entry attached 26' X 18' garage w/ electric opener accessed from paved drive.

#### **AUCTIONEERS COMMENTS:**

This home was built in a time where quality was accepted as the norm by Jake Barnard Jr., a well known

and respected builder of that era. Briarwood Subdivision is one of the most desirable and well maintained neighborhoods that is readily accessible to the shopping areas, parks and downtown. Be with us on sale day to purchase the home that the Pfannerstill family cherished, enjoyed and maintained over the years and is now ready for your personal decorating touch. **FURNITURE:** Jamestown Sterling full size bedroom suite, Mixed wood full size bedroom suite w/ bookcase headboard, wooden baby crib, child's desk, maple twin beds, wicker night stand, overstuffed couch and rocker, Sternwheel coffee table, 36W X 52 1/2H X 25D Gentleman's wardrobe, Duncan Phyphie night stand, maple chest of drawers, 24 W26 1/2HX 24D marble top occasional table, 66 1/2 W X 37 H X 22 D sideboard w/ gallery, 5 X 42 X 29H dining table w/ 4 chairs, 45 W X 61 1/2 H X 16 1/2 D glass bow front china cabinet w/ oval mirror and claw feet, 2 rocker recliners, 4 Oak dinette chairs. **PERSONAL PROPERTY:** Crystal stemware, glassware, costume jewelry, fireside set, whirlpool over-under refrigerator, exercycle, Sanyo TV, Sony TV, Mixmaster, GE top load washer, GE Dryer, 2 drawer filing cabinet, electric typewriter, Hoover upright vacuum, camcorder, instamatic camera, garden tools, ladders, Ironrite automatic ironer, wheel chair and other invalid equipment and much more.

**DIRECTIONS TO SALE:** From EXIT 26 I- 65 and KY HWY 234 (CEMETERY ROAD) take Cemetery Rd 1 1/2 miles west to Sherwood Dr. then left on Willow Way or from US 31-W BY PASS take KY HWY 234 east one mile to Sherwood Dr then left on Willow Way.

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

**ORDER OF SALE:** Real Estate sells promptly at 10 am. Followed by furniture and personal property. **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. **EVERYTHING SELLING AS-IS CONDITION**

**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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