

Robert and Bertha Baumgarten Homeplace

AT AUCTION

Saturday July 27th, 2013 10 a.m.

513 HILLCREST RD - BOWLING GREEN, KY

**4 +/- Acres - 3 Bedroom - 2 Bath
Brick Residence - Inground Swimming Pool
Towering Trees - Briarwood School District**

ABOUT THE HOME: This charming 3 bedroom brick residence situated on 4 acres more or less at the end of the road overlooking the surrounding countryside with room to roam. Hillcrest Rd is a tranquil setting in a desirable neighborhood which is near to but away from. **HOME FEATURES INCLUDE:** Central heat & air. **GREAT ROOM:** 25' X 17' with vaulted ceiling, brick fireplace with raised hearth, heat-o-lator, bay window as well as cedar lined closet. Full Bath with tub/shower combination off Great room. **KITCHEN & BREAKFAST AREA:** 21' 4" X 11' 5" paneled with built in dishwasher, pantry, ceiling fan, crown moldings with carpet and vinyl flooring. **FORMAL LIVING ROOM:** 17' 9" x 11' 3". **MASTER BEDROOM:** 12' X 11' 4" carpet. **BEDROOM #2:** 10' 6" X 10' 6" carpet. **BEDROOM #3:** 11' 3" X 10' carpet. Living room and all 3 bedrooms are carpet over hardwood with auxiliary heat.

BATH #2: Off central hallway. Home has partial basement with outside access and washer/dryer hookup.

AUCTIONEERS COMMENTS: If you are looking for a home with acreage, in-ground swimming pool, close proximity to Bowling Green City limits but in a quiet neighborhood where pride of ownership is prevalent with manicured yards. Be with us sale day to purchase to make this your dream estate that has been enjoyed by the Baumgarten Family for a long time. Mrs. Baumgarten is moving to



smaller accommodations. **SCHOOLS:** BRIARWOOD, DRAKES CREEK, GREENWOOD. **DIRECTIONS:** From I-65 EXIT 26 AND KY Hwy 234 (Cemetery Rd.) take Cemetery Rd 2 miles east to Hillcrest Rd. turn left onto Hillcrest and continue on 1/2 mile to property. **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:** 2013 prorated from delivery of deed. Possession with deed. 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."

SELLING AS-IS CONDITION **MAKE YOUR FINANCIAL ARRANGEMENTS PRIOR TO BIDDING. SALE IS NOT CONTINGENT ON FINANCING**

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