

Absolute REAL ESTATE Auction

2078 Goose Creek Drive, Franklin, TN 37064

Sunday, **August 13, 2023** @ 2:00 PM

2078

PUBLIC PREVIEW DATES:

Sunday August 6th from 2-4 &

Sunday August 13th from 12-2

harrisauctions.com

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Real Estate & Auction

615-674-0535 | 800-380-4318

AERIAL PLAT



2078 Goose Creek Drive, Franklin ,TN 37064

5 BEDROOM, 4 BATH HOME IN FRANKLIN TN

Incredible 5BR home, with an unfinished basement, on a rare 1.6 acre private & flat homesite. Hard to find homes like this in Franklin. Primary suite was being remodeled & sellers had to move unexpectedly. All materials are accounted for & will be sold with the home. Attractive floorplan & room for a pool in backyard! Additional opportunity to finish out basement.

AUCTION HELD ON SITE!

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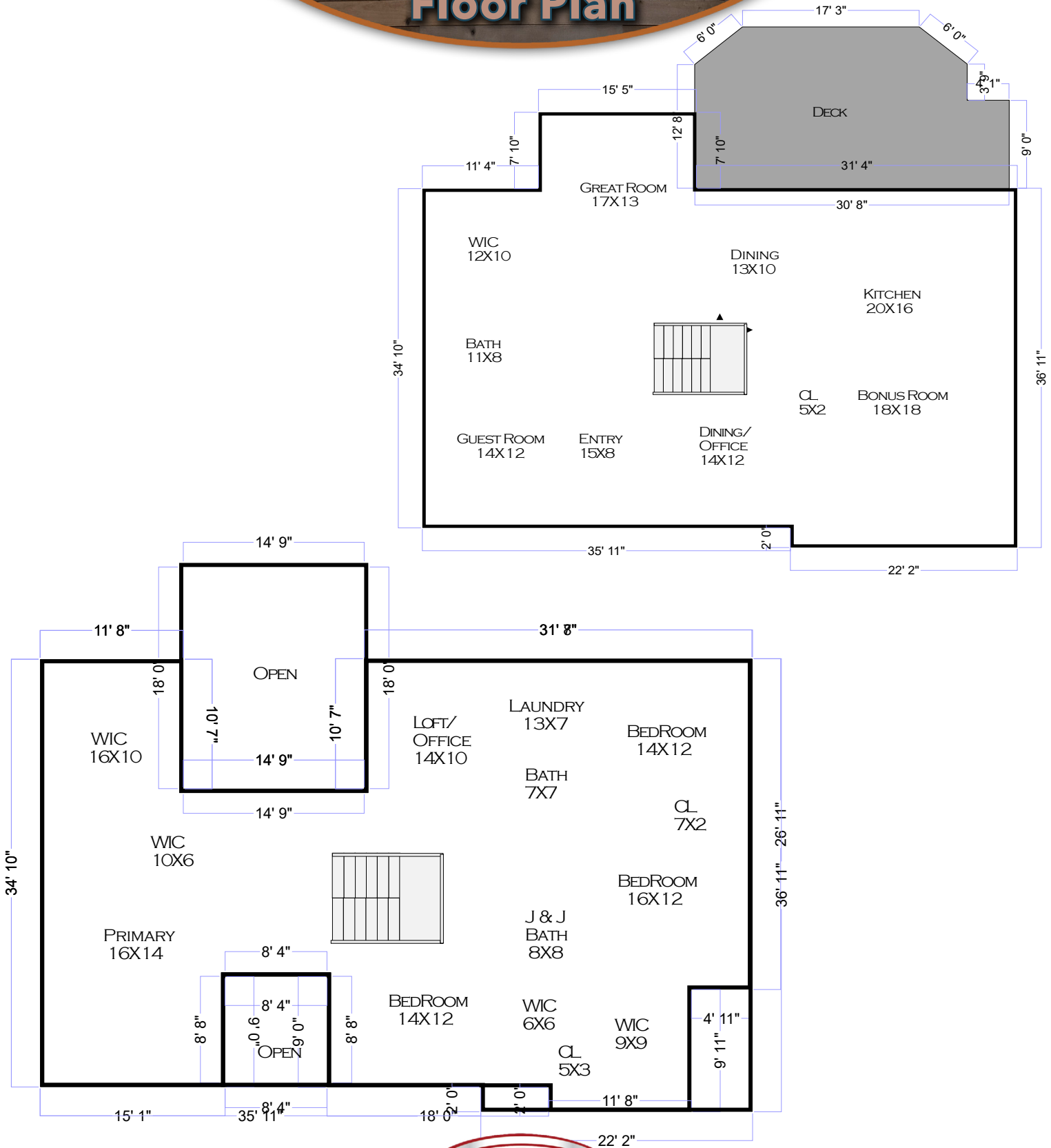
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IMPROVEMENTS & UPGRADES

- Pella Double Hung Series 350 Replacement Windows - \$35,000.00
72 replaced, 4 in basement still need to be replaced Includes low-e and added UV protection to keep home cooler
- Iron Lion Entries Double Front & Single Back Doors - \$10,600.00
- Archadeck Deck, Slab & Dry In - \$77,200.00
- Rainbow Play Systems Playset & Rubber Mulch bed - \$21,000.00
- Landscaping (trees, rock, mulch, etc.) - \$7,500.00
- All new ceiling cans and light fixtures - \$1,500.00
- All new ceiling fans - \$1,750.00
- Master Suite & Bathroom Project -
 - IKEA Closet System - \$3,300.00 (The design may not be exactly what was ordered as there were supply issues but it is very close.)
 - Vanity Art 60" vanity x 2 - \$2,400.00
- Cali Eco-engineered wide plank in Vintage Port - \$4,500.00 + new subfloor
- Florida Tile Wind River Grey Wall or Floor Tile (we planned on floor) - \$190.00+
- Daltile Nova Falls Gray 12"x24" Wall or Floor Tile (we planned on shower wall) - \$200.00+
 - LED Shower Panel Tower System - \$300
- There is easily another \$10,000.00 in Behr paints, sealants, light fixtures, wallboard, plywood, sheetrock, insulation panels, other project supplies, and other completed small projects.

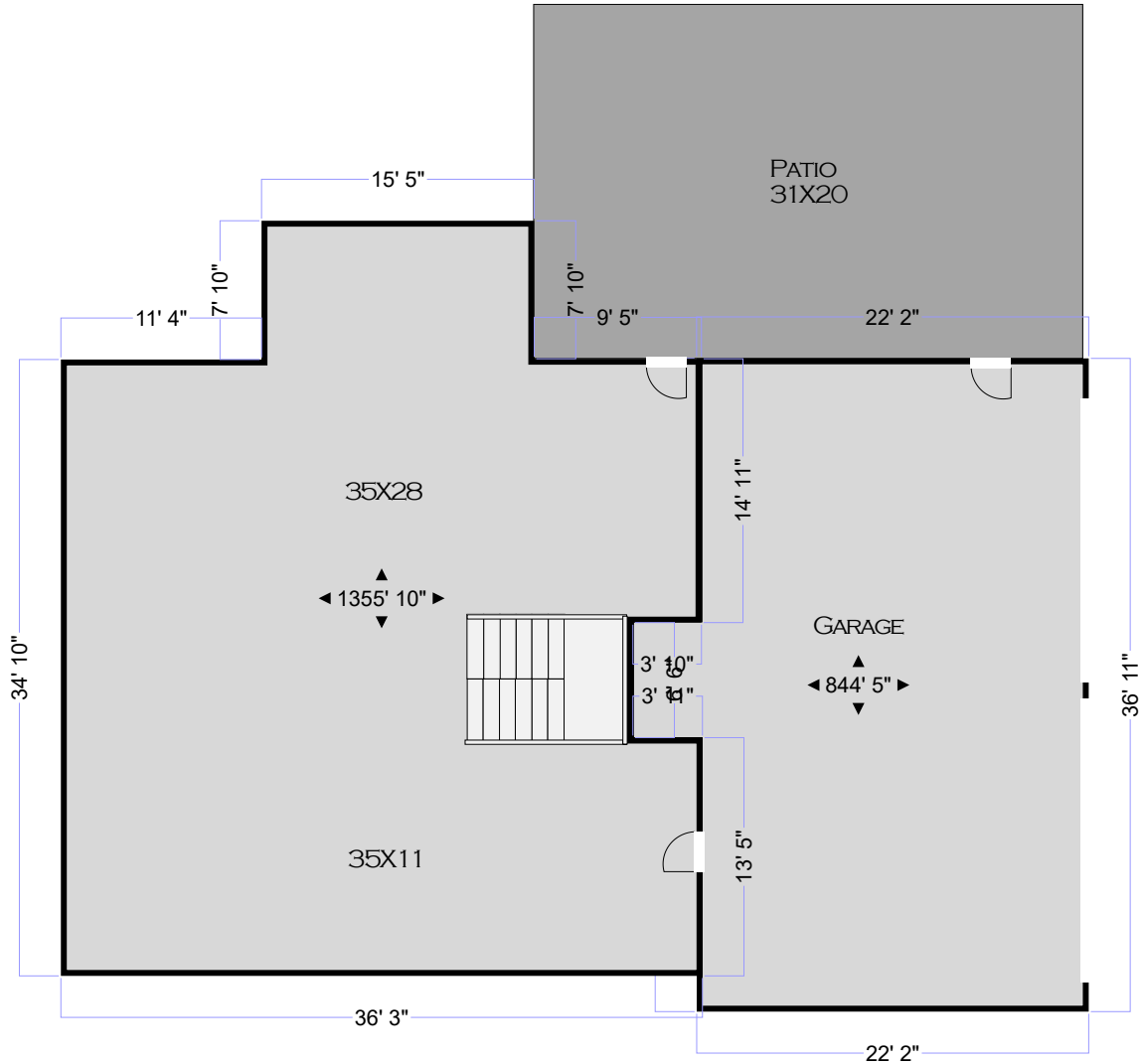
Floor Plan



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Floor Plan



Site: 2078 Goose Creek Dr
Franklin, TN 37064, USA

Project:
05799

Drawn:
J. Bann

Buy The Square Foot
Thompsons Stn TN

Total: Main Floor = 2,187 SF²
2nd Floor = 1,764 SF²
Total = 3,951 SF²
Unfinished (Not Included)
Below Grade = 1,356 SF²

Scale:
1/4":1'0"

Date
06/7/5/2023



BuyTheSquareFoot.com

REAL ESTATE TERMS: 10% Deposit Required Day Of Sale With Balance Due In 30 Days. A 10% Buyer's Premium Will Be Added To The Final Bid And Included In The Contract Price. Make Inspections Prior To The Date Of Sale.

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Photos



Photos



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MICHAEL HARRIS

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PRINCIPAL AUCTIONEER
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IN PARTNERSHIP WITH



The Shuford Group



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NICK SHUFORD

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