

**HARRIS**  
Real Estate & Auction

**3 BR 1 BA BRICK HOME! EXCELLENT LOCATION!**

# ABSOLUTE REAL ESTATE AUCTION

**THURSDAY • 10:00 AM**  
**September 12th, 2024**

**PREVIEW: Auction Day 9:00-10:00 AM**

**106 Erwin Drive**  
**Mayfield, KY 42066**

## ABOUT THE REAL ESTATE

Built in 1968, this charming brick home features a classic, timeless appeal. This inviting residence features three cozy bedrooms and two well-appointed bathrooms, ensuring comfort and convenience for everyone.

The spacious living room serves as the heart of the home, offering a generous area for relaxation and gatherings. Its open and airy feel creates a warm atmosphere for family time or entertaining guests.

The attached one-car garage provides practical, sheltered parking, while the partially finished walkout basement offers versatility and potential for a variety of uses, from a home office to a recreational space.

A welcoming dining room complements the living area, ideal for enjoying meals together and creating lasting memories. The blend of brick exterior, thoughtful layout, and ample living space makes this home both functional and inviting.

**REAL ESTATE TERMS:** A 10% buyer's premium will be added to the final bid price & included in contract price. A 15% deposit is due day of auction, balance due in 30 days. Each potential bidder is responsible for conducting his or her own independent inspections investigations, inquires, and due diligence concerning the property. Make Inspections Prior To Date Of Sale.

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