

Absolute REAL ESTATE AUCTION

Saturday, November 30th, 2024
@ 10:00 AM

82 Buckhorn Circle
Gilbertsville, KY 42044

AUCTION HELD LIVE ONSITE & ONLINE!



PUBLIC PREVIEW DATE:
November 16 from 1:00 PM to 2:00 PM

***Charming Kentucky Lakeview Property with
Spacious Workshop and Walk-Out Basement***

A SHORT WALK TO MOORS RESORT!

270-247-3253 / 800-380-4318 / harrisauctions.com





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NESTLED IN A PEACEFUL SETTING WITH A SEASONAL VIEW OF KENTUCKY LAKE, this charming two or three-bedroom, two-bath home offers ample space and quality finishes across two levels. The main floor spans 28'x37' and includes a cozy living area with a stone hearth and gas logs, an eat-in kitchen with oak cabinets, and appliances (refrigerator and stove) included. Two main-floor bedrooms feature ceiling fans, closets, and a full bath with convenient access.

The spacious 28'x37' walk-out basement offers versatile options - a perfect setup for a recreation area or even a third bedroom. The basement features a large stone fireplace, ideal for gatherings, and a full bath for convenience. This level also provides two walk-out doors, opening to the serene outdoors.

An 11'x19' sunroom addition, complete with tile flooring, a wood-burning stone fireplace, and doors leading to the deck, is perfect for year-round enjoyment. Relax on the large deck as you soak up the sunsets and the surrounding natural beauty.

For those in need of workspace or storage, the property includes a substantial 30'x40' metal workshop with two 10' roll-up doors, a 9'x40' lean-to, and plumbing ready for a bath area. The shop and home run on a reliable 200-amp electric panel, and additional amenities include durable vinyl windows, a three-dimensional shingle roof, and easy-maintenance Bedford stone and vinyl siding on the exterior.

Enjoy this spacious, well-maintained property with room to grow, entertain, or work - all while savoring the scenic landscape.

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. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the Seller or Auction Company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquires, and due diligence concerning the property. Buyer Will Be Required To Sign A Lead Based Paint Disclosure Waiving The Opportunity To A 10 Day Post Sale Inspection. Make Inspections Prior To Date Of Sale.

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