

# ABSOLUTE REAL ESTATE AUCTION

**HARRIS**  
Real Estate & Auction

**Monday, April 28<sup>TH</sup> 2025 @ 6 PM**

**328 Longview Drive • Paducah, KY 42001**

***PUBLIC PREVIEW DATES: Tuesday, April 22nd from 4-6 PM***



**ABOUT THE REAL ESTATE:** Charming 3 Bedroom, 2 Bath Brick Home. Welcome to your dream home! This stunning property offers 1,470 sq. ft. of comfortable living space, perfect for families or anyone looking for room to grow.

## **FEATURES INCLUDE:**

- **Spacious Living Areas:** Enjoy a large eat-in kitchen complete with an abundance of cabinets, an island, and a cozy fireplace, accompanied by a generous living room perfect for entertaining.
- **Master Suite:** Relax in the master bedroom featuring its own private bath for added convenience.
- **Flooring & Finishes:** Beautiful laminate wood flooring flows throughout the entire home, adding warmth and style.
- **Utilities:** The home boasts a new shingle roof (2024) and upgraded central heat and air with a natural gas pack for year-round comfort.

## **ADDITIONAL HIGHLIGHTS:**

- **Detached Garage:** A 22' x 24' garage provides ample space for vehicles and storage.
- **Prime Location:** Situated in a desirable area, you are just minutes away from hospitals, restaurants, and shopping, making daily errands a breeze.
- **Spacious Lot:** Enjoy almost half an acre (.51 acres) of outdoor space, perfect for gardening, play, or future expansion.

***Don't miss out on this incredible home perfectly designed for modern living.***



**270-247-3253 • 800-380-4318    harrisauctions.com**



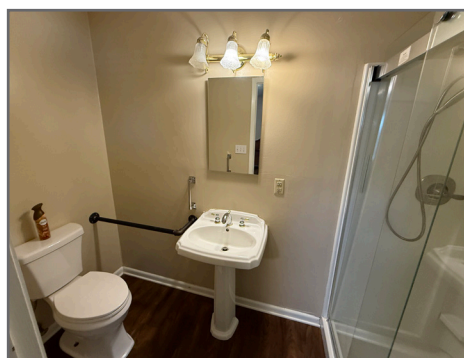
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**REAL ESTATE TERMS:** A 10% Buyer's Premium Will Be Added To The Final Bid Price & Included In Contract Price. A 15% Deposit Is Due Day Of Auction With The Balance Due In 30 Days. The Property Is Being Sold On An "AS IS, WHERE IS" Basis, And No Warranty 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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**MICHAEL HARRIS**

*Your Professional Auctioneers*

**[harrisauctions.com](http://harrisauctions.com)**

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