

REAL ESTATE AUCTION



Tuesday, August 26th @ 4 PM
2018 Trenton Drive • Spring Hill, TN 37174



4 BEDROOM 2.5 BATH HOME

ABOUT THE REAL ESTATE:

Don't miss this great opportunity to bid and own a well-maintained, spacious home in the heart of **Spring Hill**. Located in the desirable **Wyngate Estates** neighborhood, this two-story property features 4 true bedrooms upstairs, each with generous closet space. The primary suite offers 2 oversized walk-in closets, a separate shower, and a large soaking tub. The open-concept kitchen flows into the living room, which includes a cozy fireplace, perfect for everyday living or entertaining. The kitchen is exceptionally clean and offers ample cabinet space and a pantry. Just off the living room is a flat patio overlooking a fenced-in backyard, ideal for outdoor living. A formal dining room, upstairs utility room, and two-car garage add to the home's functionality. The HVAC system was replaced in 2022, and the water heater is also relatively new, offering added peace of mind. Some carpet has been removed from the upstairs, flooring is ready for replacement, giving the new owner flexibility to choose their preferred style, whether it be carpet, LVP, or other. With minimal updates and paint, this home is move-in ready and full of potential. **Immediately following the real estate auction, we will also be selling personal property** including furniture, kitchenware, lawn tools, artwork, a storage container, and various household items. Don't miss your chance to own this solid home at auction.



PUBLIC PREVIEW:
Auction Day - Tues., August 26 from 2-4 pm

615-674-0535 | 800-380-4318

harrisauctions.com

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PERSONAL PROPERTY SELLS IMMEDIATELY AFTER REAL ESTATE:



Couches, Dresser, Cookware, Lamps, Wall Art, Unopened Toys, Holiday Decor, Books, Office Items, and More.

REAL ESTATE TERMS: A 10% Buyer's Premium Will Be Added To The Final Bid Price & Included In Contract Price. A 10% 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. Make Inspections Prior To Date Of Sale. **PERSONAL PROPERTY TERMS:** A 10% Buyer's Premium Will Be Added To The Final Bid And Included In The Sales Price. Full Settlement Date Of Sale. Check Or Cash Only.



MICHAEL HARRIS

PRINCIPAL BROKER
PRINCIPAL AUCTIONEER

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NICK SHUFORD

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