

# ABSOLUTE REAL ESTATE AUCTION

**Thursday, January 22<sup>nd</sup> 2026 @ 1:00 PM**

**7249 Ludrow Drive, College Grove, TN 37046**

**HARRIS**  
Real Estate & Auction

**PUBLIC PREVIEW DATES:**

**Sunday, January 18th from 2:00-4:00 pm**

**AUCTION DAY from 11:00-1:00 pm**



## **SELLING**

**Absolute - No Reserve! Located in McDaniel Estates Community!**

This immaculately maintained home features 5 bedrooms and 3 full bathrooms with a thoughtfully designed, open-concept layout. The spacious kitchen includes a large island, ideal for entertaining, and opens seamlessly into the living and dining areas. The living room showcases high ceilings, wood beam accents, an electric fireplace, and a large three-panel sliding glass door leading to a fenced backyard and covered patio—perfect for indoor/outdoor living.



**McDaniel Estates CLUB HOUSE & Amenities!**

**The primary suite is located on the main level**, offering a luxurious bathroom and an extended walk-in closet. Upstairs, you'll find a massive bonus room suitable for a theater, game room, or additional living space, along with three oversized bedrooms, each with walk-in closets, and a hall bath featuring double vanities.



**Residents of McDaniel Estates** enjoy outstanding amenities including a clubhouse, fitness center, swimming pool, and more.

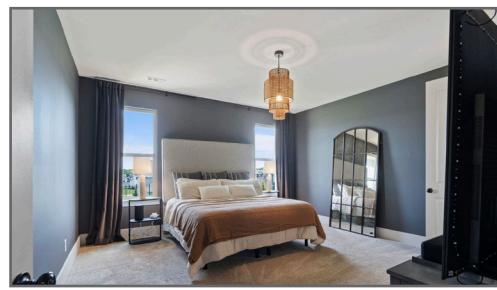


**Do not miss this rare opportunity** to purchase a move-in-ready home in one of Williamson County's most sought-after communities—selling absolute!

**615-674-0535 | 800-380-4318**

**[harrisauctions.com](http://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. Make Inspections Prior To Date Of Sale.

**IN PARTNERSHIP WITH**  
**Isam Aziz** REALTOR®, CSR  
Broker# Lic # 335224  
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**MICHAEL HARRIS**  
PRINCIPAL BROKER  
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KL# 252972 | KY Broker# 198374



**NICK SHUFORD**  
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