

HARRIS
Real Estate & Auction

**HOMES | FARMLAND
ESTATES | WATERFRONT**

3855 St. Rt. 45 N., Mayfield, KY 42066
Ph: 800-380-4318



MICHAEL DALE HARRIS

PRINCIPAL BROKER / AUCTIONEER
KL# 252972 | KY BROKER# 198374

270.247.3253
harrisauctions.com

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Kentucky Lake Waterfront

ABSOLUTE REAL ESTATE AUCTION

Saturday, May 9th, 2026 @ 2:00 PM



64 Sylvania Terrace, Gilbertsville, KY 42044

Don't miss this rare opportunity to purchase a move-in ready lakefront home selling ABSOLUTE to the highest bidder!

Kentucky Lake Waterfront ABSOLUTE REAL ESTATE AUCTION

Saturday, May 9th, 2026 @ 2:00 PM



64 Sylvania Terrace, Gilbertsville, KY 42044

- Kentucky Lake Waterfront Property
- Private Dock With Covered Boat Slip
- 3 Bedroom, 2 Bath Home
- Fully Finished Walk-Out Basement
- Open-Concept Living Area
- Vented Fireplace
- Eat-In Kitchen With Modern Appliances
- Brand New Deck & Outdoor Living Space
- Paved Asphalt Driveway
- Concrete Pad For Future Garage
- Located In Cambridge Shores Community

KENTUCKY LAKEFRONT HOME • PRIVATE DOCK • TURN-KEY READY

ABSOLUTE REAL ESTATE AUCTION

Saturday, May 9th, 2026 @ 2:00 PM

Kentucky Lake Waterfront



3 Bedroom, 2 Bath Home with Finished Walk-Out Basement

Recent Updates

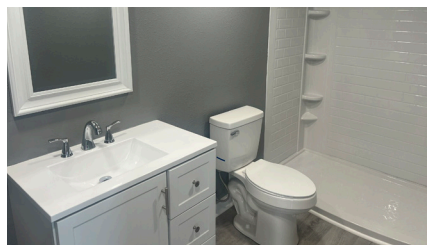
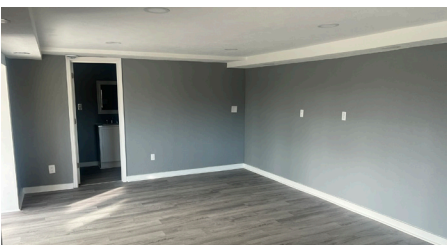
- New appliances
- New windows
- New flooring
- Roof approx. 1 year old
- New fixtures
- New deck
- New kitchen cabinets
- New toilets & vanities
- New doors & sliding doors
- New asphalt driveway

Escape to lake life at its finest with this stunning waterfront retreat on Kentucky Lake! Located in the desirable Cambridge Shores community, this beautifully updated 3 bedroom, 2 bath home offers breathtaking year-round water views, direct lake access, and a private dock with covered boat slip. This home has been extensively updated and is truly move-in ready. Features include an open-concept layout, eat-in kitchen with modern appliances, spacious living area, and a cozy vented fireplace—perfect for relaxing or entertaining. The fully finished walk-out basement provides additional living space and easy access to the outdoors. Step outside and enjoy everything lake living has to offer with a brand-new deck, balcony overlooking the water, and a paved asphalt driveway. The property also includes a concrete pad ideal for a future garage.

PROPERTY LOCATION: 64 SYLVANIA TERRACE, GILBERTSVILLE, KY 42044

Access basement via exterior sliding glass door and steps • HOA fee believed to be approximately \$100/year (buyer to verify) • Access to community amenities including pickleball/tennis courts and recreation building

PREVIEW
SUNDAY, APRIL 26
12-1PM



REAL ESTATE TERMS AND CONDITIONS

PROCEDURE: The property will be offered in 1 individual tract.

BUYER'S PREMIUM: A 10% Buyer's Premium will be added to the final bid and included in the contract price.

DOWN PAYMENT: 15% of the contract sales price as down payment on the day of the auction with balance in cash at closing. The down payment may be in the form of cashier's check, personal check, or corporate check. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING.**

CLOSING: Closing shall take place on or before 30 days from auction date.

REAL ESTATE TAXES: All 2026 ad valorem taxes will be prorated between buyer and seller at closing.

SURVEY: Property is selling by the current deed.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials is subject to the Terms and Conditions outlined in the Purchase Agreement. ANNOUNCEMENTS MADE BY THE AUCTION COMPANY AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL, OR ANY OTHER ORAL STATEMENTS MADE. 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. The information contained in this brochure is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. All sketches and dimensions in this brochure are approximate. Except for any express warranties set forth in the sale documents, purchaser(s) assumes all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents, Seller and the Auction Company make no warranty or representation, express or implied or arising by operation of law, including an warranty of merchantability or fitness for a particular purpose of the property, or any part thereof, and in no event shall Seller or the Auction Company be liable for any consequential damages. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer. The Seller and Auction Company reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the auctioneer are final.

NEW DATA, CORRECTIONS, AND CHANGES: Please arrive prior to scheduled auction time to inspect any changes, corrections, or additions to the property information.

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SELLING ABSOLUTE - REGARDLESS OF PRICE!

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