

# ABSOLUTE REAL ESTATE AUCTION

Thursday, July 9th at 6:00 pm

Estate of Mr. Charles Moffitt • 4211 Rustic Avenue, Paducah KY 42001

**PREVIEW:** Monday, June 29th • 5:00-6:00 pm

# HARRIS

Real Estate & Auction

HOMES | FARMLAND  
ESTATES | WATERFRONT



**MICHAEL DALE HARRIS**

PRINCIPAL BROKER / AUCTIONEER

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## REAL ESTATE TERMS & CONDITIONS

FOR FULL TERMS - Go to - [harrisauctions.com](http://harrisauctions.com)

The property will be offered in 1 individual tract. A 10% Buyer's Premium will be added to the final bid and included in the deed transaction price. 15% of the contract sales price as down payment on the day of the auction with balance in cash at closing within thirty (30) days. 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 shall take place on or before 30 days from auction date. All 2026 ad valorem taxes will be prorated between buyer and seller at closing. Property is selling by the current deed.

**Harris Real Estate & Auction**

**3855 State Route 45 North**

**Mayfield, KY 42066**



• Woodland Manor Subdivision

• 4 Bedrooms

• 3.5 Bathrooms

• Walk-Out Basement

• Indoor Swimming Pool

• Floor-to-Ceiling Windows

• Formal Living Room with Fireplace

• Family Room with Fireplace

• Formal Dining Room

• Private Office / Library

## 4 BEDROOM HOME

# 0.40± ACRE LOT

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**THURSDAY, JULY 9<sup>TH</sup>, 2026 | 6:00 PM** **PREVIEW:** Monday, June 29<sup>th</sup> • 5:00-6:00 pm



## 4 BEDROOM HOME • INDOOR SWIMMING POOL

Woodland Manor Subdivision • 3.5 Bathrooms • Walk-Out Basement • 0.40± ACRE LOT

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## PROPERTY HIGHLIGHTS

- Woodland Manor Subdivision
- Built in 1978
- Approximately 0.40± Acre Lot
- 4 Bedrooms
- 3.5 Bathrooms
- Walk-Out Basement
- Indoor Swimming Pool
- Floor-to-Ceiling Windows
- Formal Living Room with Fireplace
- Family Room with Fireplace
- Formal Dining Room
- Private Office / Library
- Spacious Kitchen with Ample Cabinetry
- Mature Landscaping
- Brick Exterior



Harris Real Estate & Auction is honored to offer this exceptional estate property located in the highly desirable Woodland Manor Subdivision of Paducah. Built in 1978 and situated on approximately 0.40± acres of beautifully landscaped grounds, this distinctive brick home offers 4 bedrooms, 3.5 bathrooms, a walk-out basement, and a unique design rarely found in today's market.



One of the home's most impressive features is the spectacular indoor swimming pool room featuring soaring vaulted ceilings, exposed beams, and dramatic floor-to-ceiling windows that create an open, light-filled atmosphere year-round. The home also offers multiple living and entertaining spaces including a formal living room with fireplace, a comfortable family room with fireplace, formal dining room, private office/library, and a spacious kitchen with abundant cabinetry and workspace.



The walk-out basement provides substantial additional space for recreation, hobbies, exercise equipment, storage, or future expansion possibilities. Outside, mature landscaping, manicured lawns, and attractive brick architecture create outstanding curb appeal in one of Paducah's most established and sought-after neighborhoods.



Whether you're looking for a spacious family residence, an entertainer's dream home, or a one-of-a-kind property with amenities seldom available, this Woodland Manor offering deserves your attention. This is a rare opportunity to purchase a landmark Woodland Manor residence featuring spacious living areas, an indoor pool, and timeless architecture. Make plans now to attend and bid your price at this Absolute Real Estate Auction.



*Indoor Swim Spa / Current Pool  
Continuous Swim Current System*



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