

At Auction

10:00 a.m. - Saturday - May 21



4815 Bellevue Ave.

Property Features

Brick Home-Lots of Hardwood-Living Room
4 Bedrooms, 2 Up/2 Down-2 Baths, 1Up/1 Down
Large Kitchen-Dining Room-Breakfast Nook
1,597+/- SF Finished above Ground
1,080+/- SF Partially Finished Basement
2+ Car Detached Garage with Shed
Fenced Backyard-0.25+/- Acre Lot
Replacement Windows

Directions: Take the Watterson X-way, exit onto Southern Parkway, turn right onto Bluegrass and go south on Bellvue Ave.



Prudential

Partners Realty

2424 Airway Court, Bowling Green, KY

"The Auctioneers"

Oliver Pardue 270-622-9444

REALTOR®/Principal Auctioneer

www.bgforsale.com

Great Home just off Southern Parkway

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10:00 a.m. - Saturday - May 21



4815 Bellevue Ave.

Property Features

Brick Home with Harwood
4 Bedrooms, 2 Full Baths
Lrg. Kitchen & Dining Rm.
Breakfast Nook
1,597+/- SF Above Ground
1,080+/- SF Below Ground
Partial Finished Basement
2+ Car Detached Garage
Fenced Backyard
Replacement Windows
0.25+/- Acre Lot

Directions: Take the Watterson X-way, exit onto Southern Parkway, turn right onto Bluegrass and go south on Bellvue Ave.

Property Description: This is a fantastic property with loads of space and potential. The first and second floors have lovely hardwood floors. The living room, kitchen, and master bedroom areas are MUCH larger than you expect to find. The bedrooms are situated 2 up and 2 down with a full bath on each floor. Add to that the basement potential and you could have as many as 6 bedrooms & lots of storage space. The 2+ car garage is with an additional shed off the back for a lawn mower, etc. The fenced yard is one of the largest in the area. Check it out!! You will love it!!

Terms & conditions: \$10,000.00 down the day of the sale with the balance being due on or before 30 days. The 2011 property taxes to prorated to the date of the closing. A 7% buyer's premium will be added to the final bid to determine the gross contract price. The seller will furnish a title of opinion and a general warranty deed. Buyer should satisfy himself as to the condition of the property both surface and subsurface. The property is selling subject to all regulations of the controlling governing bodies and further subject to all easements and restrictions both recorded and unrecorded. Any inspections of the home must be made 10 days prior to the sale. This home was built prior to 1978 and may contain lead based paint, thus the successful bidder will be required to sign a wavier of inspection. All info is believed to be correct however no warranties or guarantees are expressed or implied. All announcements made at the start of the sale take precedence over any advertisement and earlier statements.

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For Information

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