

AUCTION

THURSDAY APRIL 18, 5:30 PM

THE JEANETTA W LAWRENCE ESTATE | 836 RIDGECREST WAY
BOWLING GREEN, KENTUCKY



ATTRACTIVE 3 – BEDROOM 1 ½ - BATH BRICK HOME,
DETACHED 2 - CAR GARAGE ON A CORNER LOT, OUTBUILDING

DON'T MISS THIS OPPORTUNITY TO BUY THIS CLASSIC
BRICK RANCH STYLE RESIDENCE WITH TIMELESS APPEAL.
SITUATED IN THE HEART OF THE CITY ON A CORNER LOT
WITH 80 FEET OF ROAD FRONTAGE ON RIDGECREST WAY,
AND EXTENDING 190 FEET ALONG CABLE DRIVE.

KEY FEATURES:

- COMFORTABLE FLOOR PLAN WITH 1876 +/- FT LIVING SPACE
- LIVING ROOM WITH GAS LOG FIREPLACE
- DINING ROOM WITH HARDWOOD
- EAT-IN KITCHEN WITH OAK CABINETS
- DEN HAS FRENCH DOORS LEADING TO A SUNROOM WITH ACCESS TO DECK
- 3 - COMFORTABLE BEDROOMS
- UTILITY ROOM
- 1 1/2 BATHS
- MOSTLY CARPET OVER HARDWOOD THROUGHOUT
- 24' X 30' GARAGE WITH 2 - BAYS WITH ADDITIONAL SPACE
- CENTRAL HEAT & AIR
- AMPLE PARKING WITH PAVED CIRCULAR DRIVE AND CONCRETE DRIVE
- 8' X 10' STORAGE BUILDING
- BOWLING GREEN CITY SCHOOL'S DISTRICT

BUYER'S NOTE: A FEW PIECES OF ANTIQUE FURNITURE
WILL BE SOLD AFTER THE REAL ESTATE AUCTION
FOR A LIST VISIT: WWW.CHELFAUCTIONS.COM

OPEN HOUSE: TUESDAY APRIL 9TH, 4:00PM UNTIL 6:00PM
OR BY APPOINTMENT WITH AUCTIONEERS.

DIRECTIONS: FROM THE INTERSECTION AT CAMPBELL
LANE AND SMALLHOUSE RD. GO NORTH ON
SMALLHOUSE RD. TURN LEFT ON RIDGECREST WAY.
SIGNS ARE ON THE PROPERTY

TERMS OF SALE: 10% DOWN PAYMENT SALE DAY; BALANCE DUE WITHIN 30 DAYS.
2024 TAXES PRORATED AT CLOSING. POSSESSION WITH DEED. 7% BUYER'S
PREMIUM WILL APPLY TO THE CONTRACT PRICE. THE REAL ESTATE IS SELLING
"AS-IS, WHERE-IS." HOME WAS BUILT PRIOR TO 1978; LEAD PAINT MAY
BE PRESENT. BUYER WILL BE REQUIRED TO SIGN A WAIVER OF ANY POST-SALE
INSPECTION RIGHTS SALE DAY. ALL ANNOUNCEMENTS MADE SALE DAY TAKE
PRECEDENCE OVER ADVERTISING.
PERSONAL PROPERTY: CASH OR CHECK

DAVID CHELF BROKER / AUCTIONEER
270-791-5021 | INFO @ WWW.CHELFAUCTION.COM

