

# 5 BR/3 BA Home on 1.7 +/- Acres in Eden Estates—King George County, VA

## ABSOLUTE REAL ESTATE AUCTION

Friday, June 23, 2017 at 2:00pm

8489 Cedar Ln. – King George, VA 22485



*The owners are relocating to Charlottesville, VA, and have contracted us to market and sell this solid home in a wonderful neighborhood at public auction. Only 9 miles from NSWC Dahlgren, this great home will make a wonderful primary residence or investment property. Be here and buy at the PRICE YOU BID!!*

- 5 BR/3 BA 2,700 +/- sf. home on 1.78 +/- acres in Eden Estates
- Eat-in kitchen (all appliances convey); living room; laundry room (washer/dryer convey); office; finished basement; 2 car attached garage
- Hardwood flooring throughout home
- Deck off of living room and dining room
- Public water & private septic
- Heat pump for heating & cooling; 2 propane fireplaces
- Asphalt driveway; storage building
- Only 4 miles to Rt. 3 and 9 miles to NSWC Dahlgren; Services by Potomac Elementary School, King George MS and King George HS
- Tax Map: 16-421; Deed Book: 348-661; Zoned: R1; home was built in 1973 and is redwood sided and brick

**Only \$75,000 Suggested Starting Bid!!**

Property Tour: Friday, June 16 @ 11am SHARP.

**Please contact Kelly Strauss  
at 540-226-1279 with all inquiries**

ATTN REALTORS:

Pre-register (by 5 pm 6/22/17)  
broker participation is compensated!!



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