

# "BUNKER HILL" (CIRCA 1865)—3 BR/3.5 BA ON 7.9 +/- ACRES IN SPOTSYLVANIA COUNTY, VA

## ABSOLUTE REAL ESTATE AUCTION

Friday, July 21, 2017 at 11:00am

5615 Massaponax Church Rd. – Fredericksburg, VA 22407



*The owner is downsizing their real estate portfolio, and has contracted us to market and sell this potential filled property at public auction. "Bunker Hill" is in need of renovation; however, the current zoning makes this property favorable for a primary residence or potential business use. Opportunity awaits the new owner, and this property will be sold at the PRICE YOU BID!!*



- 3 BR/3.5 BA 3,576 +/- sf. home (circa 1865) on 7.93 +/- acres (potential additional bedrooms available)
- 2 of the bedrooms are master suites w/sitting rooms, fireplaces and bathrooms
- Kitchen (no appliances); formal living room w/built-in book cases and fireplace; dining room; study w/fireplace; large foyer; library w/built-in book cases; finished attic
- Hardwood flooring throughout the entire home
- 9' x 55' front porch w/brick pavers; enclosed back porch along rear of home; concrete patio in rear of home
- 4 outbuildings/barn
- Gated driveway w/fencing along road frontage
- Propane heat; electric water heater; 4 fireplaces (currently non-operational)
- Well & septic system
- 550' +/- of frontage on Massaponax Church Rd.
- Located less than 1 mile from Spotsylvania YMCA, Patriot Park, Parkside Elementary School, and only 1 mile from Rt. 1
- Tax Map: 49-A-24B; Deed Book: 748/58; Zoned: RU; home has wood exterior and tin roof

**Only \$50,000 Suggested Starting Bid!!**

Property Tour: Friday, July 14 @ 11am SHARP.

**Please contact Tammy Dodson Reid  
at 540-840-9282 with all inquiries**

ATTN REALTORS:

Pre-register (by 5 pm 7/20/17)  
broker participation is compensated!!



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