

# AUCTION



**RE/MAX**  
PREFERRED & AUCTION

**ONLINE ONLY BIDDING AT WWW.PREFERREDAUCTIONS.COM**

**WEDNESDAY • NOVEMBER 6 • 11:00 AM - THURSDAY • NOVEMBER 7 • 3:00 PM**

**830 COVINGTON GROVE BLVD • BOWLING GREEN • KY**



## STUNNING EXECUTIVE HOME



### STUNNING HOME WITH PRIVATE IN-LAW APARTMENT SITTING ON 1.99 +/- ACRES IN COVINGTON GROVE

6,498 +/- SQUARE FEET WITH 6 BEDROOMS, 5½ BATHROOMS, ATTACHED 3-CAR AND 2-CAR GARAGES IN GATED NEIGHBORHOOD CONVENIENTLY LOCATED CLOSE TO SHOPPING, DINING, PARKS AND I-165.

#### MAIN HOUSE FEATURES:

- LARGE LIVING ROOM: 19'3 X 17'3 W/ FIREPLACE
- KITCHEN W/ EAT-IN AREA: 23'11 X 11'11
  - WOLF APPLIANCES & SUB-ZERO FRIDGE
  - LARGE PANTRY
- FORMAL DINING ROOM: 16'11 X 13'10
  - WATERFORD CRYSTAL CHANDELIER
- MAIN FLOOR PRIMARY BEDROOM: 21'5 X 21'4
  - FIREPLACE W/ GAS LOGS
  - WALK-IN CLOSET: 13'9 X 10'10
  - ATTACHED BATH
- DEDICATED OFFICE: 16'8 X 15'9
- UTILITY ROOM: 10'8 X 6'9
- SCREENED PATIO: 24'8 X 11'4
- UPSTAIRS BEDROOM: 14'9 X 14'3
  - ATTACHED BATH
- UPSTAIRS BEDROOM: 14'1 X 15'1
  - PRIVATE ENTRANCE TO GUEST BATH
  - WALK-IN CLOSET WITH ATTIC ACCESS
- UPSTAIRS BEDROOM: 9'7 X 15'10
  - BUILT-IN DESK
- BONUS ROOM: 22'11 X 12'11
  - ENTRANCE TO IN-LAW APARTMENT

#### IN-LAW APARTMENT FEATURES:

- BUILT IN 2012
- KITCHEN W/ BUILT-IN DESK: 24'6 X 9'4
- DINING / LIVING AREA: 21'1 X 13'2
- OVERSIZED BALCONY
- PRIMARY BEDROOM: 14'11 X 12'11
  - ATTACHED BATH W/ WALK-IN SHOWER
- BEDROOM #2: 9'3 X 13'2
  - PRIVATE ENTRANCE TO GUEST BATH
- UTILITY ROOM / PANTRY: 7'8 X 8'6
- ENTRANCE FROM MAIN HOUSE OR EXTERIOR
  - STAIR LIFT FOR ASSISTED ENTRANCE

THE BEAUTIFULLY LANDSCAPED EXTERIOR FEATURES A HEATED, SALTWATER IN-GROUND POOL, HOT TUB, LARGE CONCRETE PATIO, POOL HOUSE, CUSTOM FIREPLACE, WROUGHT IRON FENCE AND IRRIGATION.

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CONDITIONS OF SALE: Bidders shall satisfy themselves as to the condition, quality, and description of the property before bidding. All information and descriptions are believed to be correct. However, no warranties or guarantees are expressed or implied. All property is sold "AS IS, WHERE IS." Real estate selling subject to all easements and restrictions recorded or unrecorded. Announcements made day of sale take precedence over any advertisements. Selling by deed. Bidders must register online at [www.PreferredAuctions.com](http://www.PreferredAuctions.com) and accept Terms & Conditions to bid. TERMS: 7% Buyer's Premium will be added to the last bid to determine contract price of real estate. Winning bidder is responsible for signing Auction Purchase Contract and delivering the 10% Down Payment Deposit by 3:00 PM on Friday, November 8, 2024. Closing to take place on or before December 23, 2024. Taxes to be prorated between Buyer and Seller as of date of closing. Possession is upon delivery of deed. There are no pre- nor post-sale contingencies, including financing.