

WELL MAINTAINED 3 BR/3.5 BA HOME on 10+ ACRES in CULPEPER, VA

SOLD TO THE HIGHEST BIDDER! Wednesday, July 27, 2016 at 6:00pm 12006 Lord Willing Dr. – Culpeper, VA 22701



The owners have relocated to Florida, and they have entrusted us to market and sell this lovely property at public auction to highest bidder regardless of price. Loaded with tons of upgrades and extras, this gorgeous home is awaiting a new owner, and you can make it yours at the PRICE YOU BID!!

- Well maintained 3 BR/3.5 BA home on 10.14 +/- acres (4,098 total sf w/2,616 +/- sf of living area)
- Kitchen (all appliances convey & are in good condition); living room; dining room; family room; 3 season room; laundry room; partially finished walk-out basement w/full bath
- Flooring: hardwood, Italian tile, Pergo and carpet
- Front and rear covered porches (both open)
- 462 +/- sf 2 car attached garage; paved driveway
- Central AC w/gas furnace; well and conventional septic system
- Upgrades & Features: Dillard alarm system; Generac whole house generator; American Standard Accu Clean whole house air cleaner; "Insta-Hot" hot water system; Kinetico water softening system
- This lovely home boasts an upgraded kitchen w/Italian tile floor and backsplash, granite Level 5 countertops; crown molding & wainscoting; upgraded master bath w/glass shower enclosure, tile & soaking tub; tons of closet & storage space; beautiful Blue Ridge Mountain vistas; well established landscaping & flower gardens;
- Tax Map: 22D-1-7A; DB 559/340; Zoned: A1; Lord Willing Farm (No HOA); Home built in 1995 and exterior is stone and vinyl

Only \$100K Suggested Starting Bid!!

Property Tour: Sunday, July 17 @ 2pm SHARP.

**Please contact Tony Wilson
at 540-748-1359 with all inquiries**



www.nichollsauction.com

ATTN REALTORS: Pre-register
(by 5 pm 7/26/16)
broker participation is
compensated!!

