

3 BR/2 BA HOME off OLD PLANK RD. in RAINTREE SUBDIVISION

REAL ESTATE AUCTION

Friday, July 29, 2016 at 1:00 pm

11803 Highland Oaks Dr. – Fredericksburg, VA 22407



To Settle the Estate of Stephen R. Burke: we have been contracted to market and sell this well located home at public auction. This centrally located home in Raintree Subdivision will make an excellent primary residence or investment property, and you can make it yours only at auction!!



- Solid 3 BR/2 BA 1,234 +/- sf home on .3 +/- acres in a quiet cul-de-sac just off Old Plank Rd. in the Raintree Subdivision (Spotsylvania County)
- Kitchen (all appliances convey); living room (washer/dryer convey); dining area; laundry room; attached 420 +/- sf 2 car garage
- Front porch stoop and rear deck
- Paved driveway; large fenced back yard w/fire pit
- Heating/Cooling is electric and heat pump (HVAC system is 2 years old); public water & sewer; water heater is 3 years old
- This home has a wonderful location close to Rt. 3, Rt. 620, I-95 and retail. The home has been well maintained, is in good condition, and just needs a little TLC/updating to make it perfect.
- Tax Map: 21K1-17; Zoned: R; HOA dues: \$80 per year; Home built in 1994 and is vinyl sided



Only \$50,000 Starting Bid!!

Property Tour: Friday, July 22 @ 1pm SHARP.

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

ATTN REALTORS:

Pre-register (by 5 pm 7/28/16)
broker participation is compensated!!



www.nichollsauction.com