

4 BR/3 BA HOME ON .78 +/- ACRES JUST OFF GORDON RD. IN SPOTSYLVANIA COUNTY, VA

REAL ESTATE AUCTION

Thursday, July 27, 2017 at 2:00pm

8004 Beau Ct. – Spotsylvania, VA 22553



Planning for retirement and relocating, our sellers have contracted us to market and sell this well maintained home at public auction. Boasting a wonderful centrally located address just off Gordon Rd. and near Ni River Reservoir, this great property will make a lovely home for the new owner. Bid your price and Buy at Auction!!



- All brick 4 BR/3 BA ranch style home w/walk-out basement on .78 +/- acre cul-de-sac lot in Lake Acres (1,922 +/- sf. above grade & 1,922 +/- sf. basement)
- Eat-in kitchen (all appliances convey); living room; dining room; Florida room; partially finished walk-out basement; attached 2 car garage w/storage attic (744 +/- sf.)
- Hardwood floors throughout main floor and carpet in finished portion of the basement
- Other features: new granite countertops and tile back splash in kitchen; open concept floor plan; crown molding; beautiful vintage bar and back bar in basement; unfinished shop and laundry room in basement; invisible pet fence
- Covered front porch; concrete driveway
- Cooled by heat pump; electric heat w/propane furnace; electric water heater; 2 fireplaces (one on each level)
- Public water and private septic
- 8 x 14 Storage building
- Tax Map: 033A-11-00-11; Zoned: A2; Lakes Acres Subdivision (\$25 per year HOA fee); Home built in 1972

Only \$100,000 Starting Bid!!

Property Tour: Tuesday, July 20 @ 6pm SHARP.

**Need Financing for this home??
Please contact Tony Wilson at
540-748-1359 with all inquiries**



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ATTN REALTORS: Pre-register
(by 5 pm 7/26/17)
broker participation is
compensated!!

