



107 Bluegrass Point | Hendersonville, TN  
OLD HICKORY LAKE FRONT HOME!

# Lake Front Home ABSOLUTE AUCTION

**AUCTION TERMS:** \$100,000 Down Day of Sale, Balance Due in 30 Days .10% Buyers Premium Added to Final Bid. Guaranteed Clear Title At Closing - 2023 Taxes Pro Rated. Each Potential Bidder is Responsible For Conducting His Or Her Own Independent Inspections, Investigations, Inquiries, And Due Diligence Concerning The Property. Lines On Aerials Show Only The Relative Locations Of The Tract Subject To Sale And May Not Be Relied On As An Exact Location Or Boundary. Although All Information In All Advertisements Is Obtained From Sources Deemed Reliable, The Auctioneer, Real Estate Broker And Sellers Make No Warranty Or Guarantee Actual Or Implied As To The Accuracy Of The Information. It is For This Reason That The Prospective Buyers Should Avail Themselves Of The Opportunity To Make Inspection Prior To The Auction. All Announcements Day Of Sale Take Precedence Over All Advertisements.

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PROPERTY AVAILABLE FOR PREVIEW &  
INSPECTION PRIOR TO THE AUCTION.

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4642 Shores Road  
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615.785.8982

## Old Hickory Lake Front Home!

5,800± Square Feet - Magnificent Home



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**NO RESERVE - SELLING TO THE HIGHEST BIDDER - REGARDLESS OF PRICE!**

### PROPERTY ADDRESS:

107 Bluegrass Point | Hendersonville, TN

### AUCTION DATE:

Sunday, July 9<sup>TH</sup> at 1PM



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## REMARKABLE & PEACEFUL SETTING TO CALL HOME

Located on Cul-de-sac in Hendersonville, Lakefront on Main Channel, Circle Driveway, 2 Level Single Family Home, 2 Car Garage w/ additional Attic Access, Completely Renovated Heated Swimming Pool & Permitted Boat Dock On Old Hickory Lake.

4 BEDROOMS

4 FULL • 2 HALF BATHS

5,800 ± SQ. Ft.

1 ± ACRES



## INTERIOR CHARACTERISTICS

- Two Master Bedrooms
- Huge Upstairs Loft
- Panoramic Views of Old Hickory Lake
- Completely Remodeled / Renovated Kitchen
- High End Kitchen Appliances
- Vaulted Ceilings in the Great Room
- 6 bathrooms Total (4 full & 2 half)
- Upstairs Jack & Jill Bath with Shower & Jetted Soaking Tub
- Main Level Master Bedroom - Private Entrance
- Fantastic Storage Throughout
- Formal Dining Room - Home Office - Den

## PROPERTY CHARACTERISTICS

- Pool House with its own bathroom and shower
- Hot tub - Custom Koi Pond
- Custom Iron Lockable Arched Door
- Covered Front & Back Porch
- Covered & Screened-in Grilling Porch off of Great Room
- Covered & Permitted 21 ft Boat Dock with Lift
- Boat House Storage Area
- "Invisible Fence" Installed Around Entire Property
- Zoned for High Ranked schools

