

# ABSOLUTE AUCTION

Saturday, January 27th, 10 AM CST  
790 Powell Drive Centre

Cherokee County, AL  
INSIDE CENTRE CITY LIMITS

*Custom Built Executive Style Home  
on 3<sup>±</sup> Acre Corner Lot  
Offered In 2 Tracts*



**American Auctioneers, LLC<sup>®</sup>**

866-789-5169 • [american-auctioneers.com](http://american-auctioneers.com)

# 3,000<sup>±</sup> Sq. Ft Custom Built Executive Style Home

790 Powell Drive Centre, Cherokee County, Alabama

INSIDE CENTRE CITY LIMITS

OFFERED IN 2 TRACTS



*This fine home is located at the corner of Northwood Drive & Powell Drive. Has 2 road frontages, all utilities, large level lot with manicured lawn, fenced back yard, circle drive*



## FEATURES INCLUDE

- Large Sun Room Overlooking Patio Area
- Huge Master Bedroom with Master Bath, Garden Tub, Shower, Double Vanity, Walk-in Closets, Mirrored Wall
- 2 Additional Bedrooms
- Full Bath
- Dining Area
- Living Room with Gas Fireplace & Built-In Home Entertainment Center
- Large Den/Family Room with Built-In Book Shelves
- Kitchen with Granite Countertops, Double Deep Well Stainless Steel Sinks, Ample Custom Cabinets
- Breakfast Nook, Chandelier Light Fixtures
- Built-In Appliances
- Utility Room
- Double Car Garage with Automatic Door Openers
- Security System
- Crown Molding
- Double Paned Windows
- Hardwood Floors & Limestone Tile
- Much More!

**Real Estate:** 10% buyer premium, 10% down day of auction. Balance due at closing on or before 45 days (March 13, 2018.) All information provided by the seller. It is believed to be correct but not guaranteed by auction company. Prospective bidders

should rely upon their own inspection. For compliance with Section 1018 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, interested purchasers have a ten (10) day inspection period prior to auction for assessment of possible lead

# Custom Built Home on 3<sup>±</sup> Acre Corner Lot

GIS Coordinates: 34° 09' 44<sup>o</sup> N / 85° 38' 49<sup>o</sup> W

HOME IS IN IMMACULATE CONDITION

READY FOR NEW OWNERS!



**Zoned  
H-C**



Owners have relocated to Georgia and have commissioned **American Auctioneers** to sell this property at **Absolute Auction**, where you determine the price!



## LOCATED WITHIN 1 MILE OF

- Cherokee Medical Center
- Perry Medical Center
- Cherokee Health Clinic
- Floyd Urgent Care
- Cherokee County High School
- Gadsden State College

*Don't miss this opportunity to purchase prime real estate in an excellent location at Absolute Auction!*

## CONVENIENTLY LOCATED NEAR

- CVS
- Churches
- Shopping Marts
- Restaurants
- Weiss Lake

## ONLY A FEW MINUTES DRIVE TO

- Gadsden, Alabama
- Rome, Georgia
- Cave Spring, Georgia

based paint hazards. Property is subject to all easements, current survey, inspection of the property and information contained in public records. Agent/Broker participation welcome. Call our office for details. **American Auctioneers** is acting solely as agents

for the seller. All announcements from the auction stand take precedence over any verbal or printed material. Additional photos, plat & other information available at [www.american-auctioneers.com](http://www.american-auctioneers.com)



Keith Baldwin, CAI  
 AL 1416, ALRE 64960, GAL  
 AUNR2860, GARE 247207  
 Ron Baldwin  
 AL 800, GAL AUNR2927  
 John Norris  
 AL 1465, GAL AU2680  
 GARE 174954

# American Auctioneers, LLC®

866-789-5169 | 1033 West Main, Centre, AL 35960 |

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**790 Powell Drive Centre**

**Cherokee County, AL**

**INSIDE CENTRE CITY LIMITS**

Presorted  
 First Class  
 US Postage  
**PAID**  
 Rome, GA  
 Permit No. 79



# ABSOLUTE AUCTION

*Home open for  
 inspection/viewing  
 Sunday, January 21  
 from, 2 - 4 pm CST.  
 Other times by  
 appointment.*

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**OFFERED IN 2 TRACTS**



**For additional information and photos, visit [www.american-auctioneers.com](http://www.american-auctioneers.com)**