

# **REAL ESTATE AUCTION**

Court Ordered Conservatorship Auction

**Monday, August 5, 2024 @ 5:00pm (on site)**

**4812 Pennsylvania Ave., South Charleston, WV 25303**

**SHOWN BY APPOINTMENT - CALL TODAY FOR YOUR OWN PRIVATE SHOWING**

**DIRECTIONS:** From Kanawha Turnpike/Chestnut Street intersection, turn onto Chestnut Street toward Kanawha River then right on Pennsylvania Avenue. #4812 on left.



**Auctioneer: Stacy L. Cooper #1517 Auctioneer/Agent: Roger Mullins #1703**

**[www.MOUNTAINEERAUCTIONS.com](http://www.MOUNTAINEERAUCTIONS.com)**

**BEDROOMS: 3**

**WINDOWS: Partial replacement**

**BATHS: 2 Full on main level  
1 Full lower level**

**FLOORS: Oak/Tile/Vinyl/Carpet**

**SQ. FEET: Approx. 935 main level  
Approx. 935 lower level**

**A/C: Central**

**SEWER: Public**

**COUNTY: Kanawha**

**LOT: PT LT 26 SPRING HILL LAND CO PENN  
AVE; Spring Hill Corp District, Kanawha  
County, WV**

**TYPE: Concrete block & wood**

**YEAR BUILT: 1940**

**LEGAL DESCRIPTION: Deed Book: 2239  
Page Number: 302**

**CONSTRUCTION: Block/Wood/Siding**

**ROOF: Asphalt Shingle**

**ADDITIONAL: Perma Stone & siding  
exterior – Lower-level bedroom, laundry  
room & workshop – Off street parking –  
Solid structure needing remodel work and  
updates**

**HEAT: Gas warm air**

**WATER: City**

**WALLS: Panel & Plaster**