

Sale Name: LOG HOME - BASEMENT - GARAGE - 1.2 ACRES - BRICK TRI-LEVEL HOME - 2 LOTS - SOLD IN 2 PARCELS - ONLINE BIDDING ONLY ENDS THURS., AUG. 14TH @ 4:00 PM CDT

LOT 1 - PARCEL 1: LOG HOME - BASEMENT - GARAGE - 1.2 ACRES: 487 Quiggins Lane, Leitchfield, KY 42754



Description

Attention: Bidding will remain open on BOTH PARCELS until bidding has stopped on BOTH PARCELS.

[CLICK HERE TO VIEW A VIRTUAL TOUR OF THE HOME.](#)

3 bedroom, 2 bath log home with western cedar siding, full partial finished basement with garage area. The main floor has approximately 1,968 square feet, consisting of 2 bedrooms, 2 bathrooms, kitchen/dining combination, formal dining room, utility closet off the hallway, great room with cathedral ceiling, exposed beams, stone fireplace and hearth with l.p. gas fireplace insert, and the home has lots of closet space. The full basement is approximately $\frac{3}{4}$ finished having a living room with l.p. gas space heater, additional utility/mechanical room, and access to a $1\frac{1}{2}$ car garage area. The home has hardwood, tile, carpet, and vinyl flooring, is heated by electric furnace, has central air, and county water service. Other amenities include a rear covered deck, large side deck, two black top driveways, and a 12 ft. x 20 ft. metal carport canopy. The home is situated on 1.2 acres with mature shade and blacktop road frontage on county maintained Quiggins Lane. There are two exhaust flues located in the home. Current condition of the flues is unknown and should be inspected by a professional prior to use. The real estate buyer will be transferred a 20 ft. x 614.60 ft. waterline easement along the south property line of the remaining real estate owned by the Anna R.

Kinkade Estate. The real estate buyer will also be transferred the use of the current waterline easement leading from from the Anna R. Kinkade Estate real estate to Hwy 737 (Lilac Road) as described in Deed Book 236 Page 172 recorded in the Grayson County Clerk's office. The water meter servicing the real estate is located near Hwy 737 (Lilac Road) at and on the Elza E. and Patricia Foster property. The location of the existing waterline to the real estate is unknown. There is water staining on the drywall under the window well in the family room of the basement. The tiles between the ceiling and flue in the basement have been repaired. The cupola on the roof of the home is damaged. The stone walkway, located in the front of the home, has cracks and loose stones. The window of the dining room has exterior trim that is rotten. The front deck is in need of repairs. The plastic window well covering the basement window is damaged and in need of repair or replacement. The L.P. gas tank is leased. Contents of the tank, if any, will remain. The refrigerator and electric range/oven sell with the real estate. The working condition of any and all appliances is unknown, is not guaranteed and appliances are selling "as is". **Please review documents located in the documents tab prior to bidding.**

Quantity: 1



<https://bids.barrrealtyauction.com/>