

ONLINE AUCTION





Bidding closes Monday, April 29th at Noon

355 Yancy Road
Madison, AL 35758



Heart of Madison! This newly updated home is move-in ready. Outside, relax in the salt water pool in the spacious backyard. It is bright and open inside with separate living and dining rooms, a great room with a fireplace, and an eat-in kitchen, so there is plenty of room to entertain your guests.

MORE INFO ON BACK!

Property     
Features 2471 sq. ft. 4 beds 2.5 baths 2 car 0.54 acre

Preview by appointment or visit us at the open house • Sun. Apr. 28 • 2pm-4pm



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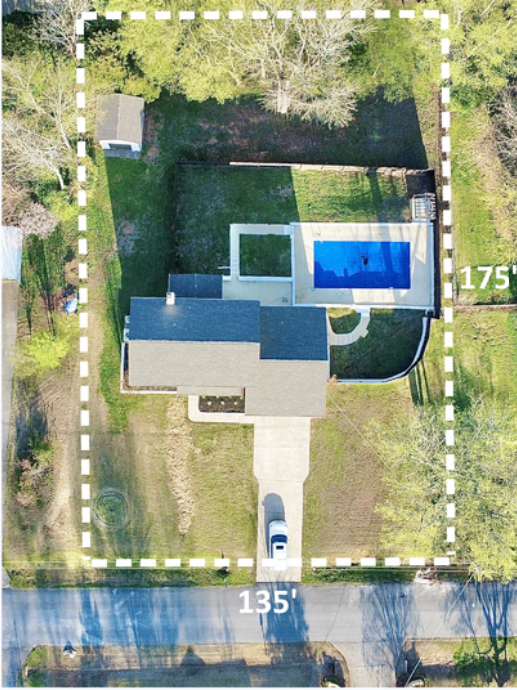
Craig Buchanan AL#1365 TN#4806
John Tumminello AL#5564
William Gray AL#5429



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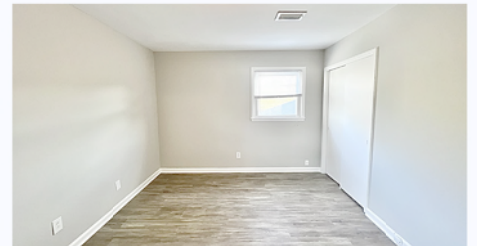
Not to scale • Not a survey



No detail was spared when upgrading this awesome home. Recent updates include these new items: roof; vinyl windows; LVP flooring; granite kitchen counters; appliances; lights, ceiling fans, plumbing fixtures and door hardware; fresh neutral paint colors; new My Q garage door openers; and a new hot water heater. Outside, the salt water pool has a new liner and pump. The storage building is perfect for your tools and mower. The privacy fence is newly painted, and the AC units have recently been serviced. This home is ready for you to move right into! Approximate room sizes:

Living Rm	22x13	Master	18x13	<u>Nearby Schools:</u>
Kitchen	18x11	Bedroom	14x10	Rainbow Elementary
Great Rm	22x14	Bedroom	13x12	Discovery Middle
Dining Rm	11x13	Bedroom	11x09	Bob Jones High
Laundry	11x13	Foyer	12x09	Madison Academy (private)

Auctioneer's Note: The location is second to none, and with all its new updates and features, this home is the complete package. Give us a call for your private tour, then bid to win at online auction!



Terms: 10% down at close of sale with balance due within 30 days. A 10% buyer premium applies. Bidders are encouraged to conduct due diligence & inspect prior to bidding. Sells in AS IS condition. Contents of this ad derived from sources believed to be correct but not guaranteed. Homes built prior to 1978 may contain lead paint, contact us at least 10 days prior to the auction to inspect. All measurements are considered more or less. Full terms and conditions, disclosures, and the sales contract, are posted online for review prior to registering.

Take a video tour, view the sale terms, and bid online:
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