

3 BR/1.5 BA HOME – WALK to UVA, SCOTT STADIUM, JPJ ARENA, UVA MED CENTER & MORE!!

REAL ESTATE AUCTION

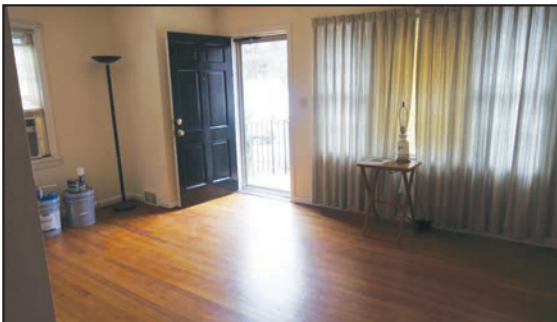
Friday, March 17, 2017 at 1:00pm

1616 Center Ave. – Charlottesville, VA 22903



Desiring to reduce their real estate portfolio, our sellers have contracted us to market and sell this renovated downtown Charlottesville home at public auction. This home will make a perfect primary residence or investment property, and is sure to only increase in value in the years to come. Make plans now to BID YOUR PRICE!!

- 3 BR/1.5 BA home on .17 +/- acre lot (1,712 +/- finished sf.)
- Eat-in kitchen (all appliances convey); living room; full basement (360 +/- sf finished) w/laundry room
- Hardwood flooring on main floor; vinyl flooring in kitchen and bath
- 6 x 8 covered back porch; walk-out basement
- Asphalt driveway; new roof in 2014 (50 year shingle)
- Natural gas furnace w/forced air heat; window units for AC; public water/sewer; average monthly utility cost: \$248 (gas, water/sewer/electric)
- Property features off street parking for 2 vehicles plus street parking
- Minutes from UVA, Scott Stadium, JPJ Arena, UVA Medical Center, Monticello and More!! Participating Schools: Johnson Elem., Buford MS, Charlottesville HS
- Tax Map: 220-121-00; Lot D Highland Park; DB 558/204; Zoned: R-1S; Home was built in 1954 w/an addition in 1971 and is vinyl sided



Only \$100,000 Starting Bid!!

Property Tour: Thursday, March 9 @ 1pm SHARP.

Need Financing for this home??

**Please contact Tony Wilson
at 540-748-1359 with all inquiries**



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ATTN REALTORS: Pre-register
(by 5 pm 3/16/17)
broker participation is
compensated!!

