

# REAL ESTATE **AUCTION** **Saturday June 16 @ 10AM**

Sale Site: 156 Lynwood Dr, Madison Heights VA

**Previews: Wed 5/30, Sun 6/3, & Sun 6/10 1PM to 2PM**



## **3,616 square foot home sitting on 2.045 acres in Amherst County**

The lovely home has a total of 4 bedrooms and 2 baths and this is only the beginning of the home's features. Let's start on the *UPPER LEVEL*. A living room with gas fireplace, kitchen with eat-in dining, 3 bedrooms, 1 bath, 2 sitting rooms, PLUS a screened in porch. *LOWER LEVEL* has a den with gas fireplace, 1 bedroom, 1 bathroom, and a *1,320 square foot utility / shop (3 Phase power)*. Don't stop there...there is also an attached garage, inground 18'x36' POOL, 2 patios overlooking the pool. The house is also connected to a new 16KW Generac generator with an above ground propane tank. Property has public water and septic system.

*Sale Manager*

**Pete Ramsey 434-258-6611**

*When the bottom line counts*

*Talk to Counts*

[www.countsauction.com](http://www.countsauction.com)





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**Assessed Value: \$243,000**



Additional information, terms and photos available online!

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Full Terms Available Online. 10% Buyers Premium added to high bid(s) to determine contract sales price(s). Real Estate: 10% deposit due on the day of the auction with balance due at closing within 30 days.

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VAAF93



Realty & Auction Group

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