

LAKEFRONT

AUCTION

**Boat Dock
w/ 3 Covered
Slips & Bar**

Fri, Aug.26 at 12:30PM

Signature Smith Mountain Lake Home



2.45 Acre Lakefront Lot



Living Room



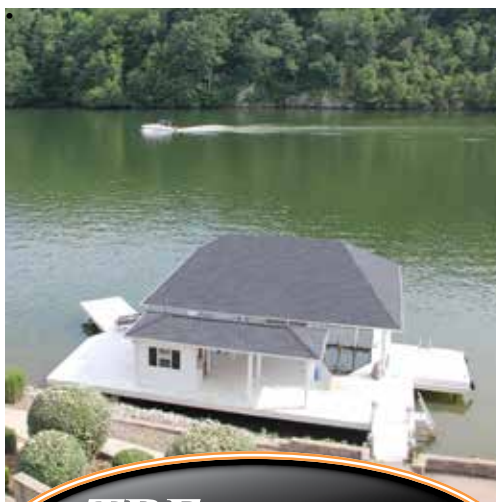
Elegant Kitchen



Custom Bar in Family Room

1951 MORRIS RD • GOODVIEW, VA (BEDFORD CO.)

- 4,900 sq.ft. signature design custom home offers up to 5 bedrooms (3BR septic), 3 full baths and plenty of amenities for fun, relaxation, recreation, and entertaining
- Highlights incl. 22'x22' living room with fireplace, large master suite overlooking the lake, elegant kitchen, office / 5th bedroom overlooking the lake, huge 30'x33' family room with fireplace and custom bar, attached garage, and much more
- 2.45 acres with ±122' of scenic, deep water frontage on Smith Mountain Lake at channel marker R58
- The boat dock is perfect for entertaining with 3 covered slips, boat lifts, fishing pier, swimming area, bar and party area, plus an on-shore brick patio with fire pit to expand the party
- Extensive landscaping and hardscaping for a low maintenance yard
- Concrete walkway for easy access to patio / dock
- Decorative concrete drive and parking area



• PREVIEWS

- Sundays (7/31, 8/7, 8/14, 8/21) from 1-3 PM
- Day of sale beginning at 11:30 AM
- Or by appointment

DIRECTIONS

- From Roanoke, Rt.24E to Stewartsville. R on Goodview (757). 4mi to R on Thomasson Mill (758). 2mi to R on Morris Rd. 1mi to cement drive on right. Follow drive to left when it forks.
- From Hales Ford Bridge, Rt.122N toward Moneta. 2mi to L on Diamond Hill (655). 4mi to L on Rt.616 to R on Goodview. Continue on Goodview 6mi to L on Thomasson Mill (758). 2mi to R on Morris Rd. 1mi to cement drive on right. Follow drive to left when it forks.

REAL ESTATE AGENTS: 2% Commission Available

TERMS: 10% deposit day of sale by cash or check. Balance due on or about 30 days. 5% buyer's premium. Complete terms online.

Complete details at TRFAuctions.com

TRFAUCTIONS
Torrence, Read, & Forehand

VAAF501

101 Annjo Court
Forest, VA 24551
info@trfauctions.com

WWW.TRFAUCTIONS.COM

Sale Site Phones for Auction Day
434.660.5159 | 434.610.3182 | 434.610.2597

For more information, call

(434) 847-7741



SMITH MTN LAKE AUCTION

Signature Lakefront Home w/ 3-Slip Covered Boat Dock • Bedford County, VA

SMITH MTN LAKE AUCTION

FRIDAY, AUG.26 AT 12:30PM

**1951 MORRIS RD
GOODVIEW, VA 24095**

ROOM SIZES

- Living Room (1st Floor) 22x22
- Kitchen (1st Floor) 11x13
- Breakfast (1st Floor) 12x12
- Dining Room (1st Floor) 14x13
- Master BR (1st Floor) 14x20
- Bedroom 2 (1st Floor) 12x11
- Family Room (Lower) 30x33
- Bedroom 3 (Lower) 15x13
- Bedroom 4 (Lower) 19x13
- Office / BR5 (2nd Floor) 14x14
- Garage (1st Floor) 25x23
- Deck (1st Floor) 40x9
- Patio (Lower) 55x7

Details at TRFAuctions.com



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