

**Special
Commissioner's**

AUCTION

Wednesday, July 11 at 12:30 PM



3100 Sq.Ft. on 3 Acres



BACK OF HOME



FAMILY ROOM



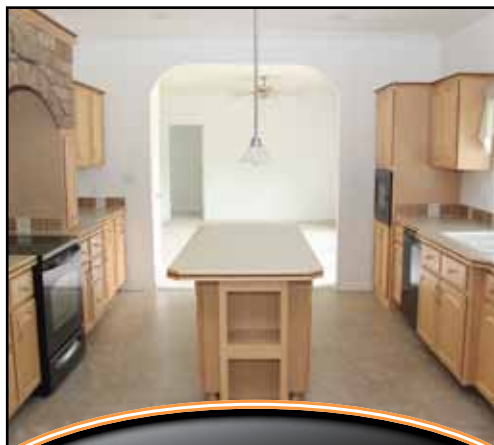
MASTER BATH



YARD

1079 MORGANS MILL RD • GOODVIEW, VA

- 3,100+/- sq.ft modular home (2128 sq.ft. main level plus finished attic)
- Excellent, practically new, condition (2008)
- 3 bedrooms, 2-1/2 baths
- Gourmet kitchen w/ island and custom cabinetwork including stone arch oven hood
- Formal dining room w/ tray ceiling
- Large family room w/ stone fireplace, wet bar, and built-in entertainment center (52" TV and DVD player included)
- Formal living room
- Main level master suite w/ walk-in closet and large master bath (his/her sinks, soaking tub, shower)
- Finished upper level ideal for rec room and additional storage space (upper level not heated)
- Front porch and rear deck
- 3 acre lot is partially wooded w/ a large yard!



AGENTS ON SITE

- Sunday, June 24 from 1-3 PM
- Thursday, July 5 from 12-2 PM
- Sunday, July 8 from 1-3 PM
- Day of sale beginning at 11:30 PM

DIRECTIONS

- From Roanoke, take Rt.24 East 9 miles to RIGHT on Morgans Mill Rd (Rt.755). 2nd home on right.
- From Bedford, Rt.122 South 8 miles to RIGHT on Rt.24 West. 10 miles to LEFT on Morgans Mill (Rt.755). 2nd home on right.

AGENTS: 2% COMMISSION AVAILABLE

A 2% commission will be paid at closing to any broker licensed in Virginia whose agent properly registers a successful buyer. Call or visit our website for form.

TERMS: 10% deposit day of sale from high bidder by cash or check with ID. Balance due at closing on or about 30 days. 5% buyer's premium added to high bid to determine final contract price. Title guaranteed free and clear of all liens.

TRFAUCTIONS
Torrence, Read, & Forehand

VAAF501

2508 Langhorne Rd
Lynchburg, VA 24501
info@trfauctions.com

WWW.TRFAUCTIONS.COM

For more information,
visit our website or call
(434) 847-7741