

# AUCTION

Thursday, April 19th, 5:30 PM

Open House:  
Tues. April 10  
4:00 - 6:00 PM

2632 Mt. Lebanon Church Road, Alvaton, KY 42122

Attractive 3 bedroom,  
2 ½ bath home with 2-car  
garage on 4.9 acres in a  
country setting.

Directions: From Bowling Green, KY take Scottsville Rd (HWY 231) six miles southeast of I-65 Exit 22, turn right on Mt. Lebanon Church Road and go 1.9 miles. Watch for signs.



SCENIC COUNTRY SETTING



This attractive county home is neatly situated on an elevated site overlooking 4.9 acres +/- with 353 ft. of road frontage. The residence consists of 2,165+/- square feet of living space, and has many recent upgrades including new Hickory hardwood flooring throughout most of the home. The main level consist of a spacious living room with a gas log fireplace and French doors leading to a 16'x 18' covered rear deck. The modern eat – in kitchen has custom cabinets, granite counter tops with slate backsplash, a center island, plus new stainless steel appliances. It has a half-bath with tile floors and a spacious family room (20'x 21') provides enjoyable living space on the main level with access to a breezeway leading to 24'x24' garage with two overhead doors with automatic openers. The upper level consist of a carpeted master bedroom (16' x 13') with walk-in closet and master bath with Jacuzzi tub, a second full- bath, two additional carpeted bedrooms with closets and a carpeted bonus room. The home has new windows and central heat and air.

Schools: Alvaton Elementary, Greenwood Middle and Greenwood High Schools.

**TERMS OF SALE:** 10% down payment at the auction; balance due on or before May 19. 2018 Property taxes will be prorated at closing. Possession with deed. 7% Buyer's Premium will be added to the top bid to determine the contract price. The real estate is selling "AS-IS, WHERE-IS" and is subject to all easements and restrictions, recorded or unrecorded.

*For additional photos go to  
[kurtzauction.com](http://kurtzauction.com), for more  
information contact David Chelf,  
Auctioneer at 270-791-5021.*

**270-791-5021**  
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