



4547 Lee Drive Cleveland, TN 37312

3 BR/2 BA 1780 sq. ft.
Great tri-level home close to shopping, restaurants, schools & I-75

July 19, 2008 at 10:30 AM

Inspection Time:	July 13, 2008 2-4 p.m.
Directions:	From Cleveland: travel west on Georgetown Rd./Hwy. 60; turn left onto Lilac, left into Lee Estates on Lee Drive, home on right. Watch for signs!
Description:	<p>Great tri-level home on a level lot with a fenced back yard. Some of the recent updates include a 4-year-old metal roof, new vinyl windows, new carpeting, and a new heat/air unit with a 10-year parts and labor warranty. Everyone will appreciate the large kitchen and the 20 x 25 screened-in porch. This home is just minutes away from the new Season's Harvest market, the new Target, Circuit City, Bed Bath & Beyond and many other new retail outlets. Save your gas money and move just a bit closer to shopping, restaurants, schools and the interstate while still maintaining a comfortable neighborhood setting! Take a look at this wonderful home at our open house on July 13 between 2 and 4 p.m. or call an auctioneer to set up a private showing.</p> <p>ALSO VIEW THIS AUCTION AT WWW.AUCTIONZIP.COM – SEARCH FOR AUCTIONEER ID #11670 – JOHN SANDERS</p>
Terms:	<ul style="list-style-type: none"> • REAL ESTATE – 20% down payment non-refundable day of sale. Earnest money may be cashier's, business or personal check with a bank letter guaranteeing funds, payable to Crye-Leike, Realtors. Balance due at closing within 30 days. • PERSONAL PROPERTY – Cash or good check day of sale. No credit or debit cards will be accepted. Must be paid in full day of sale. • BUYERS PREMIUM – A buyers premium of 10% will be added to the successful bidder's high bid to determine the total contract price. Buyers premium applies to all real & personal property. • CLOSINGS – The successful bidder will sign a real estate sales contract and any other forms as required by state law at the auction. Closings shall be within 30 days of the auction. All closings shall take place as set forth in the sales contract. • TITLE X – Under Title X the purchaser of a single family residence built before 1978 has a maximum of 10 days to inspect the property for the presence of lead base paint. The period of inspection is 10 days prior to the auction. All bidders must sign a waiver of the 10-day post-inspection period. • DISCLAIMER – All property sells as is, where is, with no warranties either written or implied. Any announcement from auctioneer on day of sale will take precedence over any other statements, either written or oral. • All information included herein was derived from sources believed to be correct, but is not guaranteed.
For Info Contact:	<p>CRYE-LEIKE AUCTIONEERS – FIRM #1473 - OFFICE: 423.473.9545</p> <p>John Sanders – 423.314.6001 (TAL #4526) Jim Smith – 423.255.1932 (TAL #1333) Stuart Clark – 423.421.2155 (TAL #6262)</p>



All announcements made on auction day take precedence over printed material. Information deemed reliable, but not guaranteed.
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