

GIVEAWAYS!

\$50 GIFT CERTIFICATES

**WALMART, LOWES, GAS CARDS,
& RIDGEWOOD RESTAURANT.**

AUCTION

SAT., OCT. 22ND 10:30 AM

1.9+/- ACRES IMPROVED

W/UNIQUE 1900'S HOUSE & DETACHED GARAGE APT.



400 RACE STREET, ELIZABETHTON

Directions: From Broad Street in Elizabethton, turn onto Sycamore St. (beside Taco Johns) go to Race Street turn left, go approx. 3/10 mile property on left. Watch for signs.

Improvements: A unique home built in 1900 offers so much charm and history. Features 2000+/-square feet of living area consisting of 3 bedrooms, 2 baths, kitchen, dining room, living room, & mud/laundry room. The master suite has a sitting/office area, original fireplace with insert set up for gas (not connected). The kitchen has custom cabinetry, Corian countertops, poplar walls, tongue & groove ceiling, tile floors and GE Profile appliances that stays with the house except for the washer/dryer. Living room has beautiful wall covering, original fireplace with insert set up for gas (not connected), oak hardwood flooring, wood blinds (stay with the house), and large front/side porches and a brick driveway. The home has electric air/gas heat, city utilities, and partial basement with concrete floor. A 2 car detached garage with extra storage on back, plus a smokehouse original to the property also currently used for extra storage. The garage has a very nice 2 bedroom, 1 bath apartment. Features include: kitchen with appliances (including washer/dryer), living room with oak hardwood flooring, gas heat/central air, and city utilities.

Land: 1.9+/-acres surrounds this beautiful, tranquil property that has been meticulously kept. A park like setting complete with creek, stone barbeque, and large mature trees plus apple trees and grapevine adorn this home. You're invited to take a video tour of the property at www.etedac.com/race.

Terms: 5% down day of auction balance in 30 days. A 5% buyer's premium will apply.

Notice: Under 42 U.S.C. 4582 (d) the purchaser of a single family residence has a maximum of ten days to conduct a risk assessment or inspection of the property for the presence of lead-based paint and/or lead-based paint hazards. The date of the appearance of this auction advertisement begins this ten day time period.

Note: This property is "ONE OF A KIND". Located in a quiet neighborhood this is truly a place you would love to call "home". Don't miss this auction! Plan to join us for an

OPEN HOUSE SUN OCT. 16TH FROM 2 – 4

Announcements made day of sale take precedence over all others.

1.9+/-ACRES W/CREEK STONE BARBEQUE, MATURE TREES



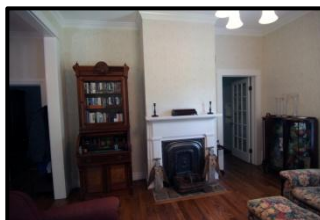
HOUSE INTERIOR



Dining Room



Living Room



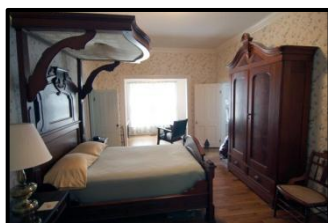
Living Room 2nd view



Bedroom



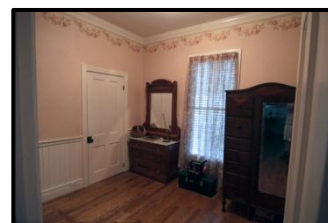
Bath



Bedroom



2nd view Bedroom



Bedroom



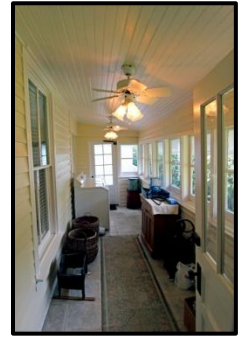
Bath



Modern Kitchen w/custom cabinetry

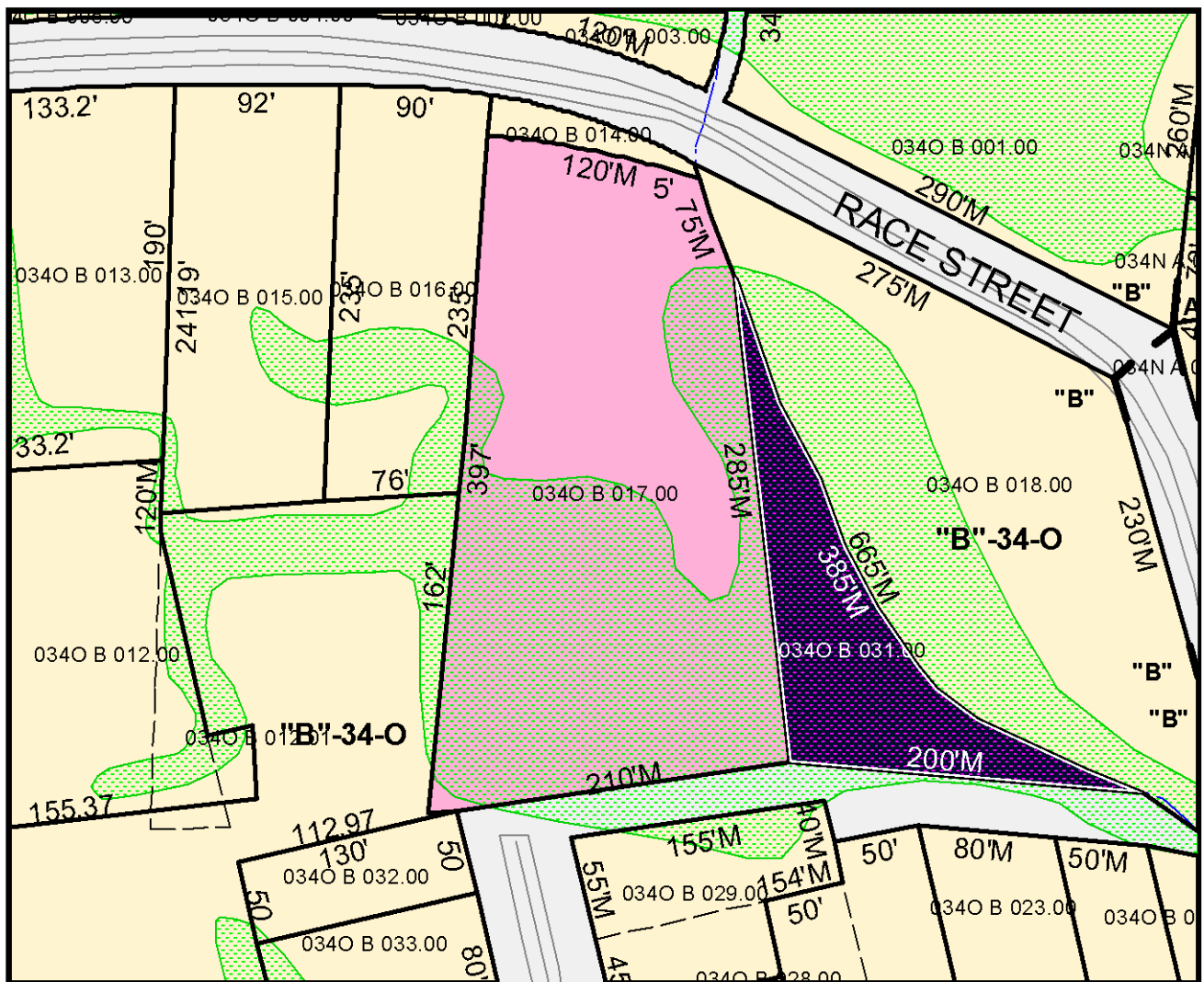


Poplar walls, tongue & groove ceiling



Mud/Laundry Room

400 RACE STREET



GARAGE APARTMENT



Exterior



Exterior Sunroom



Living Room



Living Room 2nd view



Kitchen w/appliances



Bedroom



Bath



Bedroom

Sale Conducted For the Owners by

EAST TENNESSEE DEVELOPMENT & AUCTION CO.

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