

# 3 Bed/2Bath Tri-Level Home on Lake *19 Denzel Drive, Greenville-IL*

**BID NOW thru JUNE 30<sup>th</sup> 7PM**

**OPEN HOUSE: June 13<sup>th</sup> 4-6 PM**

Register  
BID NOW

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**OPPORTUNITY AWAITS YOU** Here is a golden opportunity to be on Governor Bond Lake in Greenville, IL. This tri-level 2 bedroom 2 1/2 bath home built in the 1970s has a nice size kitchen dining room combo on the main level. With over 3500 square feet, the home has a partial basement which boasts a beautiful stone fireplace and bar area for entertaining. Large outdoor area deck also for entertaining or just a place to relax and enjoy your evening hot tub included. The great size master bedroom on the second level has two large closet spaces and a full bath. Also on the second floor is a fantastic living room with brick fireplace. The upper level has a full bath and 2 additional good-sized bedrooms. On the lake cove there is a floating boat storage building with a slip and a walk out dock, which may need a little work. Taxes Pd 2022 of \$4804.00. Come join us for the open house on Thursday June 13th 4-6 PM or for a private viewing call Wayne or Adam at 618-690-2109

**Real Estate Terms and Conditions:** Real Estate is sold "AS IS, WHERE IS" with no guarantees or warranties, expressed, written or implied. Potential buyers may do inspections at their expense. Real Estate requires \$5000.00 earnest money by certified funds (non-refundable) plus buyer's premium of 2% must be taken to Seven Oaks Realty, 989 E. Beaumont Ave., Greenville, IL no more than 24 hours following the acceptance of final bid price, with the balance due and possession give in approximately 30-45 days. You will also enter into a real estate purchase contract with Seven Oaks Realty for said property. Auction Company provides information from seller and county records it is the responsibility of the buyer to verify all data. All inspection must be done prior to close of the auction at buyer's expense. This sale is not contingent on any inspections, appraisals, or financing. Only high bidder will have the opportunity to negotiate following the auction. Again, property is sold "AS IS WHERE IS" SELLER HAS RIGHT TO REJECT OR REFUSE ANY AND/OR ALL BIDS

## **Mollett Auction Services, LLC Auctioneers and Realtors**

Adam (Lic #441.002086) **618.267.3086** & Wayne (Lic #440.000839) **618.920.6694**

Myra Mollett, Managing Broker of Seven Oaks Realty

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