



ONLINE AUCTION



Lake House Governor Bond Lake 3 Bed/2.5 Bath

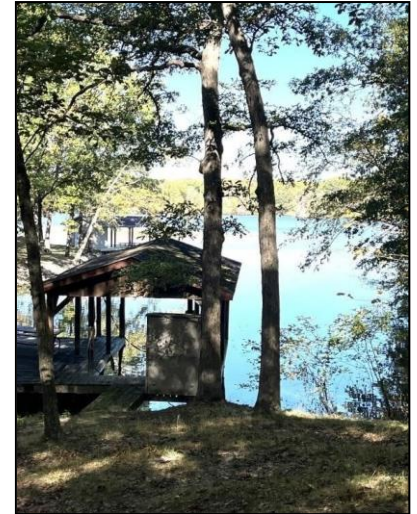
BID NOW thru Dec 2nd 7PM

SOFT CLOSE

1363 Stowe Avenue, Greenville-IL

OPEN HOUSE: November 24th 12-2PM

REGISTER/BID NOW at mollettauctions.com



This beautiful lake front home brings stunning & captivating view of Gov. Bond Lake from every angle of the house. This 3 Bed 2.5 bath home has inspiring spaces & exceptional amount of outdoor space. Over-sized two car garage w/attic space, lofted shed & small shed round out the outbuildings. Generac generator & Pro Wire Security System keep you worry free year-round. The family room has built in bookcases & wood burning fireplace, brimming with multiple exposures to the calmness of the wilderness and your own peaceful private access to the lake. Nice master bedroom, you will be drawn towards the master bath. It boasts marble counter tops, a mosaic tiled shower, floor to ceiling with glass accents, & a luxurious 3 system shower. The double French doors lead to an over-sized living room. Both rooms offer a spectacular view, & dual door access to the concrete patio and deck overlooking the wooded path to the lake. Updated Roof and Furnace 2018, Master Bath 2019, A/C 2023 **SELLING AS IS WHERE IS WITH NO WARRANTIES OR GUARANTEES EXPRESSED WRITTEN OR IMPLIED.** Currently boundary line encroachment with portable shed. Preliminary title policy available for review. Contact Adam or Wayne today

TERMS & CONDITIONS: Real Estate: SELLER HAS RIGHT TO REJECT OR REFUSE ANY AND/OR ALL BIDS. 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 earnest money of \$5000 down certified funds (non-refundable) plus 2% buyer's premium within 24hr of the close of this auction to Seven Oaks Realty located at 989 E. Beaumont Ave Greenville, IL 62246. Buyer will enter into a purchase agreement with Seven Oaks Realty at that time, with balance due and possession given at closing in approx. 45 days. Announcements made the day of sale take precedence over printed material. Not responsible for accidents or theft should any occur) Registered Bidder must be the signer on Real Estate contract

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