

LAKE HAMILTON LUXURY HOME AUCTION



On-site & Online Auction

Wednesday | July 14, 2021 | 11:00 A.M.

109 La Guna Shores Court | Hot Springs, AR 71913

WilsonAuctioneers.com

June 10, 2021

Dear Prospective Buyer:

This beautiful 2-story, 4 bedroom/ 3.5 bath home features multiple covered decks and balconies to take advantage of the main channel lake views. The house, custom-built in 2000 in the Boll Estates Subdivision and completely remodeled inside and out in 2006, including the addition of a designer in-ground pool with wrought iron fenced stained concrete, pool deck, and staircase leading to the 81+/- feet of poured concrete boardwalk and a covered boat dock. The stunning exterior features low maintenance Hardie Board siding exterior with large columns, rock accents, and a newer architectural shingle roof. There are no POA dues, no rental restrictions, home is on a quiet cul-de-sac and outside city limits.

The homes' **main level** features a 10-foot ceiling height with a spacious master suite containing (3) large windows overlooking the lake and access to the covered, wrap-around back deck, and a private bathroom with dual vanities, a Jacuzzi tub, separate enclosed shower, and a large walk-in closet. The living room has large windows, a gas fireplace, hardwood flooring with a carpet insert, and an open ceiling cutout to the upper level. There is a dining room with hardwood flooring and a tray ceiling. Also on this level is the gourmet kitchen with slate tile floors, granite countertops, a tile backsplash, solid wood distressed painted cabinets, and a breakfast bar. Plus, the kitchen island has a flat top stove insert and a 2nd breakfast bar. This kitchen has matching black Whirlpool appliances, including a refrigerator, oven, microwave, ice machine, and dishwasher. There is also a guest bathroom, laundry closet, storage closet, and an oversized 2-car attached garage.

The **upper level** features 9-foot ceilings and carpeting throughout, with a large open family room great for entertaining, with sliding door access to a covered balcony overlooking the pool and the lake. The 2nd bedroom has an en-suite bathroom and access to the front balcony shared with an oversize 3rd bedroom. Also on this level are a large 4th bedroom with an adjoining 3rd full bathroom and a storage closet.

This incredible home will sell fully furnished with all appliances, bedroom, living room, and dining room furniture and furnishings, including a pool table, air hockey tables, and televisions. There are dual zoned Lenox HVAC units, a whole home alarm system, and a sprinkler system. All city utilities available, including electricity, water, and sewer, and this property is in the Lake Hamilton School District.

If you are looking for a move-in-ready Lake Hamilton home with main channel views and a covered boat dock, do not miss this opportunity! Remember, this house sells fully furnished and would make an excellent primary residence, weekender/vacation home, or exceptional income-producing VRBO property! Any offers made before auction day are welcome!

If you have further questions after reviewing this information packet, please do not hesitate to call me, **Doug Westgate**, at **(501) 815-4004**. We look forward to working with you on auction day at **109 La Guna Shores Court in Hot Springs, Arkansas, at 11:00 a.m. on July 14th.**

A handwritten signature in black ink that reads "Doug Westgate". The signature is fluid and cursive, with a long horizontal line extending from the end of the name.

Doug Westgate, Agent
Wilson Real Estate Auctioneers, Inc.

GENERAL INFORMATION

LEGAL DESCRIPTION: See Exhibit "A"

TERMS AND CONDITIONS: \$50,000.00 Cashier's Check *made Payable in Your Name or Wilson Auctioneers, Inc.* Down Day of Auction, as Earnest Money ~ Balance Due at Closing ~ Closing within 30 Days ~ Title Insurance with Warranty Deed Provided at Closing ~ Property Sold Free & Clear of any Liens & Encumbrances ~ 10% Buyer's Premium ~ **Offers Prior to Auction Day are Welcome.**

CLOSING COMPANY: Lenders Title Company ~ Closing Agent: Shanda Dunlap ~ 110 Ouachita Avenue, Hot Springs, Arkansas 71901 ~ (501) 624-2541 ~ Fax/ 623-4552.

GENERAL INFORMATION: This Beautiful 2-Story, 4 Bedroom/ 3.5 Bath Home Features Multiple Covered Decks & Balconies to take Advantage of the Main Channel Lake Views ~ Custom-Built in 2000 in the Boll Estates Subdivision & Completely Remodeled Inside & Out in 2006, Including the Addition of a Designer In-Ground Pool w/Wrought Iron Fenced Stained Concrete, Pool Deck & Staircase Leading to the 81+/- Ft. of Poured Concrete Boardwalk & Covered Boat Dock ~ Stunning Exterior Features Low Maintenance Hardie Board Siding Exterior w/Large Columns, Rock Accents & Newer Architectural Shingle Roof ~ **No POA Dues ~ No Rental Restrictions ~ Quiet Cul-de-sac ~ Outside City Limits ~ Main Level** Featuring 10 Ft. Ceiling Height w/a Spacious Master Suite w/ (3) Large Windows Overlooking the Lake & Access to the Covered, Wrap-Around Back Deck, Private Bath w/Dual Vanities, Jacuzzi Tub, Separate Enclosed Shower & Large Walk-in Closet ~ Living Room w/Large Windows, Gas Fireplace, Hardwood Flooring w/Carpet Insert & Open Ceiling Cutout to Upper Level ~ Dining Room w/Hardwood Flooring & Tray Ceiling ~ Gourmet Kitchen w/Slate Tile Floors, Granite Countertops, Tile Backsplash, Solid Wood Distressed Painted Cabinets & Breakfast Bar ~ Kitchen Island w/Flat Top Stove Insert & 2nd Breakfast Bar ~ Matching Black Whirlpool Appliances, Including Fridge, Oven, Microwave, Ice Machine & Dishwasher ~ Guest Bathroom ~ Laundry Closet ~ Storage Closet ~ Oversized 2-Car Attached Garage ~ **Upper Level** Features 9 Ft. Ceilings & Carpeting Throughout, w/a Large Open Family Room Great for Entertaining, w/Sliding Door Access to Covered Balcony Overlooking Pool & Lake ~ 2nd Bedroom w/En-Suite Bath & Access to Front Balcony Shared w/Oversized 3rd Bedroom ~ Large 4th Bedroom w/Adjoining 3rd Full Bathroom ~ Storage Closet ~ ***This Incredible Home will Sell Fully Furnished w/All Appliances, Bedroom, Living Room & Dining Room Furniture & Furnishings, Including Pool Table, Air Hockey Tables & Televisions*** ~ Dual Zoned Lenox HVAC Units ~ Whole Home Alarm System ~ Sprinkler System ~ All City Utilities, Including Electricity, Water & Sewer ~ Lake Hamilton School District ~ **Offers Made Prior to Auction Day are Welcome!**

REAL ESTATE TAXES FOR YEAR 2020: \$4,124.64

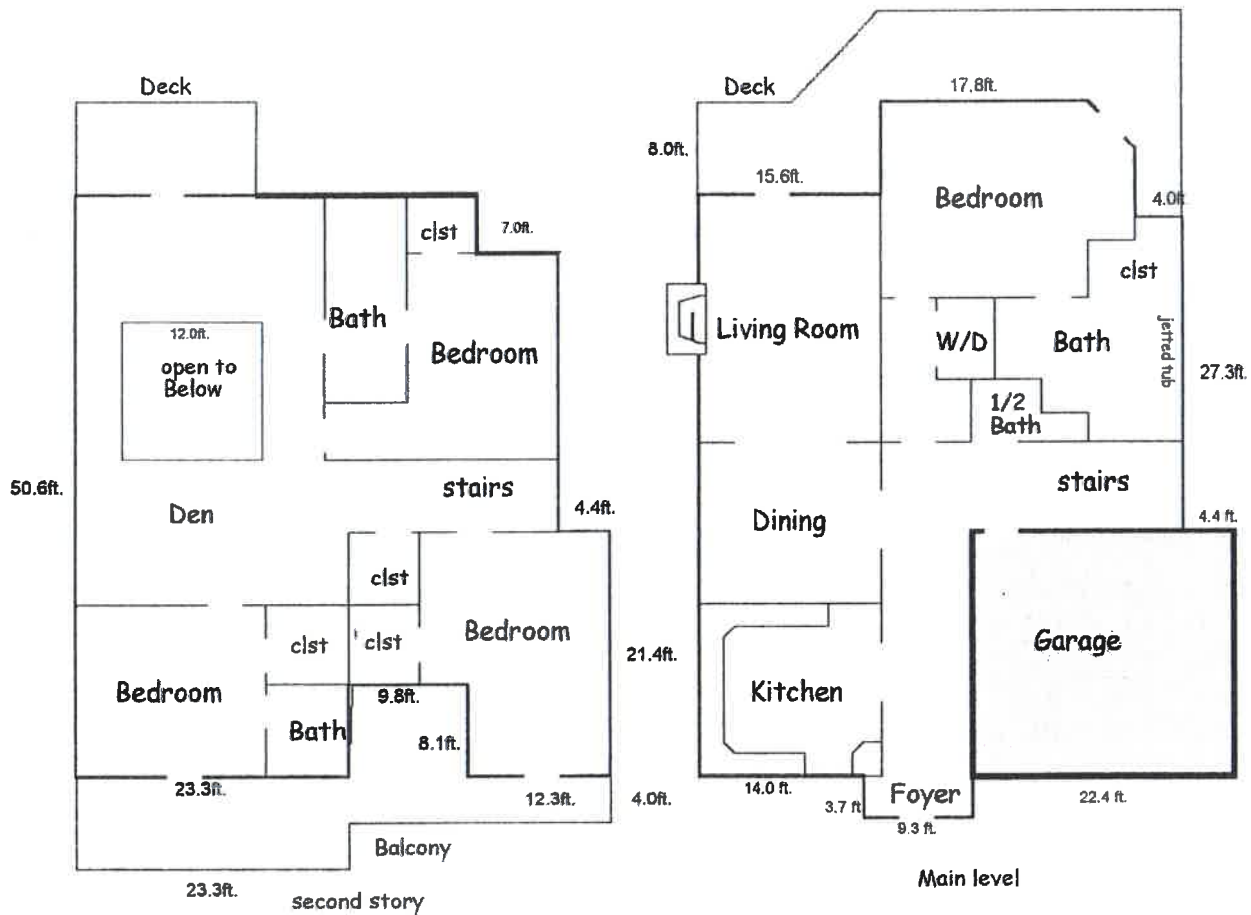
SCHOOL DISTRICT: Lake Hamilton

The information in this packet is believed to be accurate and from reliable sources, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, square footage, income, taxes, aerials, plats, surveys, and expenses, but not limited to, are approximate. Buyers should conduct their own independent investigations and rely only on those results. Neither Wilson Real Estate Auctioneers, Inc. nor the Seller assumes liability for the information provided.

EXHIBIT "A"

Part of Lots 9 & 10 of Boll Estate Subdivision, Garland County, Arkansas, being further described as follows: Commence at the Southwest corner of said Lot 9; thence N21°06'30"W 266.40'; thence N25°30'11"E 47.62' to a point on the 400' contour of Lake Hamilton and the Point of Beginning; thence along the 400' contour of Lake Hamilton 80.91' +/- to a point that bears N17°49'37"W 80.31' from last said point; thence leaving said 400' contour of Lake Hamilton N86°19'28"E 27.91' to a set 1/2" rebar w/cap; thence S47°44'20"E 171.67' to a found rebar w/cap (PLS#1120); thence S10°23'41"E 21.59' to a found rebar w/cap (PLS #1120); thence S46°57'28"W 11.59' to a found rebar w/cap (PLS#1120); thence N76°09'57"W 76.66' to a found rebar w/cap (PLS #1120); thence N64°35'10"W 12.92' to a found rebar w/cap (PLS#1120); thence N43°00'55"W 58.09' to the Point of Beginning. According to survey by Shawn Patrick Blees, RPLS, dated August 6, 2015.)

TOGETHER WITH and subject to an Amended Driveway and Utility Easement: Being a portion of lot 10 and 11 of Boll Estate Subdivision, recorded in Book 389, Page 109 of the Deed and Mortgage Records of Garland County, Arkansas, and being more particularly described as follows: Commencing at the Southeast corner of said lot 11; thence South 60 degrees 13' 34" West, along the South line of said Lot 11, a distance of 66.90 feet to the Point of Beginning; thence continuing South 60 degrees 13' 34" West, passing a common corner of said Lots 11 and 10, a distance of 72.04 feet; thence Northeasterly, departing the South line of said Lot 11 and along a circular curve to the left, having a radius of 25.00 feet, through a central angle of 76 degrees 19' 06", an Arc length of 33.30 feet, and having a Chord which bears North 22 degrees 04' 00" East, a distance of 30.89 feet; thence North 16 degrees 05' 33" West, a distance of 64.47 feet; thence North 37 degrees 56' 19" West, a distance of 17.23 feet; thence North 62 degrees 18' 47" West, a distance of 55.75 feet; thence North 32 degrees 57' 52" West, a distance of 27.31 feet; thence North 10 degrees 11' 43" West, a distance of 21.65 feet; thence North 16 degrees 52' 07" East, a distance of 22.93 feet; thence North 39 degrees 42' 48" East, a distance of 29.92 feet; thence North 34 degrees, 50' 05" East, a distance of 16.78'; thence North 66 degrees 32' 14" East, crossing the common line of said Lots 10 and 11, a distance of 19.05'; thence South 78 degrees 40' 25" East, a distance of 7.35 feet; thence North 71 degrees 11' 36" East a distance of 17.67'; thence South 16 degrees 15' 02" East, a distance of 12.51 feet; thence South 17 degrees 12' 28" East, a distance of 44.90 feet; thence South 04 degrees 32' 01" East, a distance of 47.68 feet; thence South 03 degrees 21' 42" East, a distance of 55.83 feet; thence South 16 degrees 05' 33" East, a distance of 37.62 feet; thence Southeasterly, along a circular curve to the left, having a radius of 25.00 feet, through a central angle of 103 degrees 40' 54", an Arc Length of 45.24 feet, and having a chord which bears South 67 degrees 56' 00" East, a distance of 39.31 feet to the Point of Beginning.



Sketch by Apex IV Windows™

AREA CALCULATIONS SUMMARY			
Code	Description	Size	Totals
GLA1	First Floor	1898.70	1898.70
GLA2	Second Floor	2069.63	
	Open To Below	-144.00	1925.63
P/P	Front Balcony	356.22	
	Upper Deck	124.67	
	Lower Deck	410.00	890.88
GAR	Garage	479.27	479.27
TOTAL LIVABLE (rounded)			3824

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
	3.7 x	9.3	34.22
0.5 x	4.0 x	4.0	8.00
	4.0 x	17.8	71.00
	21.7 x	33.2	722.46
	15.6 x	29.2	455.29
	4.0 x	27.2	108.87
0.5 x	0.0 x	0.0	0.30
	21.4 x	23.3	498.56
Second Floor			
0.5 x	0.0 x	0.0	0.39
	7.9 x	45.6	361.13
	4.4 x	21.4	94.37
	0.9 x	5.0	4.58
	33.4 x	42.5	1421.33
	8.0 x	23.3	187.83
Open To Below			
	12.0 x	12.0	-144.00
15 Areas Total (rounded)			3824

Reviewed + Approved: *Homer O. Pfeiffer*
 8/14/15

Patricia L. Pfeiffer

Book 3672 Page 6

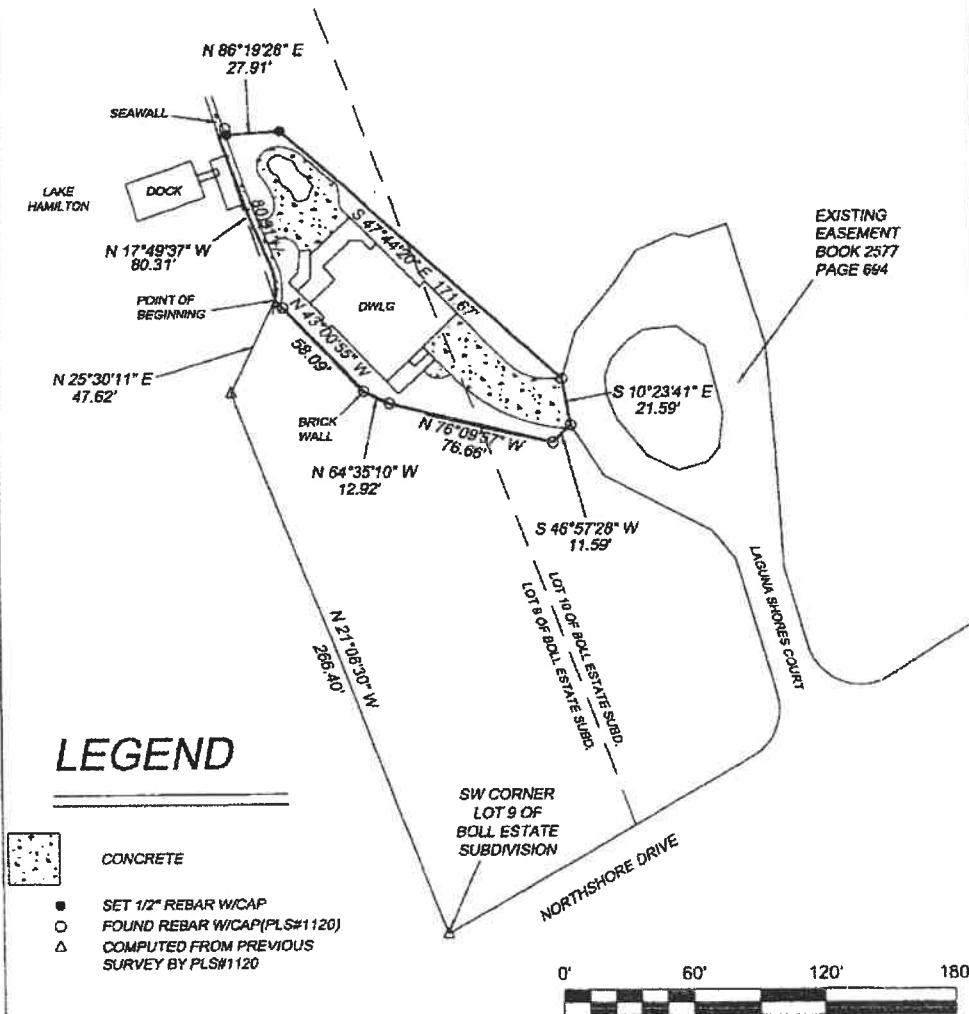
Book 3730 Page 705

SURVEY DESCRIPTION

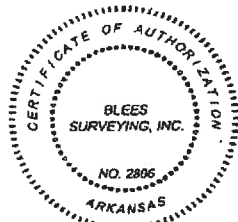
PART OF LOTS 9 & 10 OF BOLL ESTATE SUBDIVISION, GARLAND COUNTY, ARKANSAS, BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 9; THENCE N21°06'30"W 286.40'; THENCE N25°30'11"E 47.62' TO A POINT ON THE 400' CONTOUR OF LAKE HAMILTON AND THE POINT OF BEGINNING; THENCE ALONG THE 400' CONTOUR OF LAKE HAMILTON 80.91'-4- TO A POINT THAT BEARS N17°49'37"W 80.31' FROM LAST SAID POINT; THENCE LEAVING SAID 400' CONTOUR OF LAKE HAMILTON N86°19'28"E 27.91' TO A SET 1/2" REBAR W/CAP; THENCE S47°44'20"E 171.67' TO A FOUND REBAR W/CAP(PLS#1120); THENCE S10°23'41"E 21.59' TO A FOUND REBAR W/CAP(PLS#1120); THENCE S46°57'28"W 11.59' TO A FOUND REBAR W/CAP(PLS#1120); THENCE N76°09'57"W 76.66' TO A FOUND REBAR W/CAP(PLS#1120); THENCE N84°35'10"W 12.92' TO A FOUND REBAR W/CAP(PLS#1120); THENCE N43°00'55"W 58.09' TO THE POINT OF BEGINNING.

CONTAINING 0.22 ACRES, MORE OR LESS.

BEARINGS BASED ON PREVIOUS SURVEY BY PLS# 1120 DATED 5-1999.



J. SHAWN P. BLEES REGISTERED LAND SURVEYOR NO. 1840. CERTIFY THIS PLAN TO BE A CORRECT REPRESENTATION OF THE PROPERTY SURVEYED BY ME OR UNDER MY SUPERVISION.



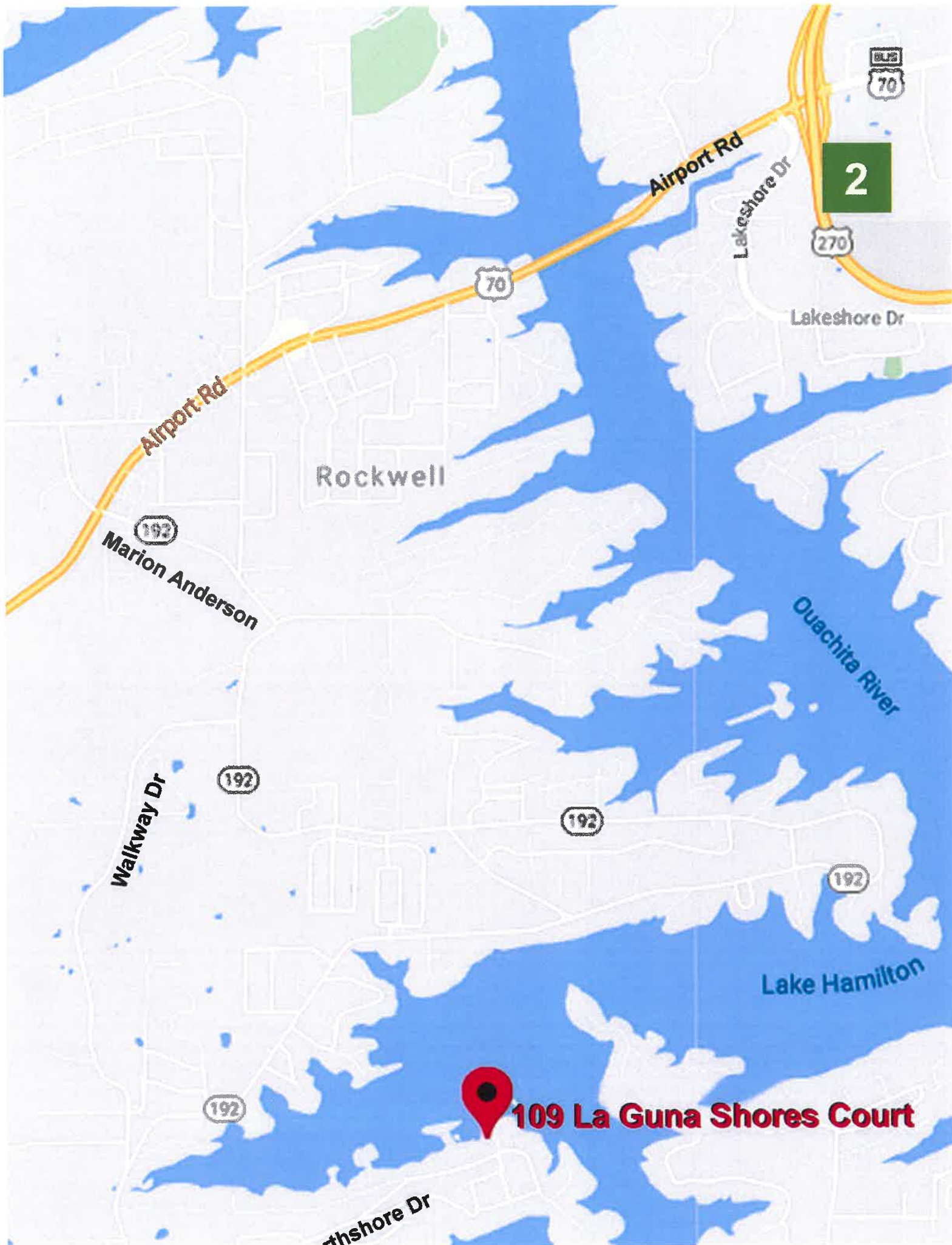
BOUNDARY SURVEY FOR THE USE AND BENEFIT OF HOMER O. PFEIFFER & PATRICIA PFEIFFER

BLEES SURVEYING
 145 BLEES CIRCLE
 MTN. PINE, AR 71956
 PHONE (501)767-8152
 CELL (501)817-2437
 FAX (501)767-8152
 EMAIL - shawablees@live.com

Scale: 1"=60' Date: 8/6/15
 Drawn: SPB Revised: Job: 15-143
 crd: 15-143

Surveyor has made no investigation or independent search for encumbrances of record, encumbrances, restrictive covenants, ownership, title evidence or any other facts which an accurate and current title search may disclose.
 Surface and environmental conditions were not examined or considered as a part of this survey.





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109 La Guna Shores Court

WILSON REAL ESTATE AUCTIONEERS, INC.

TERMS OF AUCTION

Wilson Real Estate Auctioneers, Inc., an Arkansas corporation headquartered at 929 Airport Road, Hot Springs, Arkansas 71913 (telephone 877-243-2289 or 501-624-1825 and facsimile 501-624-3473) and its Arkansas broker, Joe R. Wilson ("Broker") whose address is 929 Airport Road, Hot Springs, Arkansas 71913 (these parties collectively "Auctioneer") have contracted with ("Seller") to offer to sell at public auction ("Auction") certain real property ("Property"). These terms, plus any additions, deletions, and/or revisions announced by Auctioneer before the commencement of the Auction, represent the exclusive terms for the Auction ("Terms of Auction").

1. **AGENCY:** Auctioneer is acting exclusively as an agent for Seller and not as an agent for any Bidder or Buyer. No third-party broker is acting as a sub-agent of Auctioneers.
2. **PROPERTY:** The Property is described in the Property Information Packet ("Information Packet"), a copy of which is available from Auctioneer and posted at the Auction.
3. **DUE DILIGENCE:** Seller and Auctioneer do not attempt to provide Bidder with all of the information Bidder may need to make an informed decision about the Auction and Property. Bidder should obtain professional advice and conduct due diligence on the Property, title commitment (available from Auctioneer and posted at the Auction), surrounding area, all information provided by Seller or Auctioneer, "Property Information Packet" (available from Auctioneer, online at www.wilsonauctioneers.com, and posted at the Auction), public records, Terms of Auction, Auction, Sale Contract, transaction contemplated, and all circumstances, defects, facts, issues, matters, problems, and other relevant matters (collectively "Property Issues"). All information provided by Auctioneer came from Seller and is believed to be accurate, but neither Seller nor Auctioneer guarantees, represents, or warrants its accuracy or completeness and Bidder should not rely upon it without independent inspection and verification from sources Bidder knows to be reliable. Seller and Auctioneer are not required to update any information provided or published and shall have no liability on any basis for failing to do so.
4. **DISCLAIMER:** Participation in the Auction is at Bidder's sole risk and Seller and Auctioneer, plus their agents, contractors and employees, shall have no liability on any basis. The Property will be offered in "**AS IS, WHERE IS**" condition. To the fullest extent allowed by law, Seller and Auctioneer unconditionally disclaim any guarantee, representation, or warranty of every kind, whether expressed, implied, or statutory, whether oral or written, whether past, present, or future, with respect to all Property Issues, except as expressly provided in the Terms of Auction and the Sale Contract.
5. **DISCLOSURES:** The Property will be offered for sale and conveyed subject to all conditions, covenants, deeds, easements, reservations, restrictions, right-of-ways, title exceptions and matters of record. Maps, depictions and sketches in any materials related to the Property are for illustration purposes only and Seller and Auctioneer do not guarantee, represent, or warrant their accuracy or completeness. Residential dwellings built prior to 1978 may include lead-based paint. Buyer of such property must immediately execute a "Lead-Based Paint Waiver" in favor of Seller to be made part of the Sale Contract, thereby waiving Buyer's right to conduct any risk assessment or inspection for lead-based paint hazards. Every Bidder should read and understand the lead hazard information pamphlet provided and the "Lead Warning Statement" in the Sale Contract.
6. **REGISTRATION:** Any competent adult with a satisfactory photo identification who properly registers and complies with the Terms of Auction may bid. Auctioneer may refuse to register or expel any person who is disruptive, noncompliant, or previously caused a problem for Seller or Auctioneer. Bidder must present a cashier's check in the amount specified under "Terms on Real Estate" to Auctioneer at registration. This must be in the form of cashier's check, made payable to Bidder. Any person intending to bid on behalf of another must present Auctioneer with an executed, enforceable, recorded and unexpired power of attorney which is subject to Auctioneer's approval. The requirements for Bidder registration may be waived by Auctioneer with respect to any Bidder, without waiving same for any other Bidder. By registering, Bidder acknowledges receipt of the Terms of Auction and access to the Sale Contract and unconditionally and irrevocably agrees to be bound by both.

7. **BUYER'S PREMIUM:** A ten-percent (10.00%) buyer's premium shall be in effect for the Auction and added to the amount of the highest bid to arrive at the selling price for the Property ("total contract price").
8. **AUCTION:** Auctioneer's discretion includes, but is not limited to, the auction method, bid-calling, bid increments and determining the buyer. The decision of Auctioneer is final regarding all matters that arise before, during, or after the Auction. Seller shall not bid, unless the auction is ordered by the court. Bidder shall not retract any bid. Bidder's purchase shall be considered a single transaction whether of the whole or a fraction of the Property. The sale of any fraction of the Property shall not be contingent upon the sale of any other portion thereof, whether purchased by the same Buyer or not.
9. **SALE CONTRACT:** This is a cash sale and not contingent upon any matter, including Buyer obtaining financing. Buyer shall immediately execute the Sale Contract and all related documents presented by Auctioneer to bind Bidder and Seller to the sale of the Property. Any Buyer purchasing on behalf of a business or arm of government ("artificial person") shall immediately execute the Sale Contract in both the artificial person's and buyer's names, until such time as the artificial person presents Auctioneer with acceptable, written evidence of the artificial person's good standing in its state of formation, plus written authority, in a form acceptable to Auctioneer, agreeing to be bound by the Sale Contract. The Terms of Auction are incorporated into the Sale Contract which defines the entire agreement between Seller and Buyer. The Terms of Auction complement the Sale Contract and, in the event of any conflict between them, the Sale Contract shall control in all instances. Buyer shall execute the Sale Contract and no addition, deletion, or revision shall be permitted.
10. **DEPOSIT:** Buyer shall immediately pay to Wilson Real Estate Auctioneers, Inc. a cashier's check in the amount specified under "Terms on Real Estate". If for any reason Buyer fails to timely execute the Sale Contract or pay the deposit, Seller has sole discretion, to: (a) pursue all legal and equitable remedies available against Buyer, or (b) declare Buyer's bid to be immediately forfeited, null and void, without any requirement of notice, and immediately re-sell the Property to another buyer.
11. **ARBITRATION:** Any action, claim, controversy, counterclaim, dispute, or proceeding arising out of the Property Issues and involving Seller, Bidder, Buyer, or Auctioneer, in any combination, whether controlled by federal or state law, and whether an issue of law or equity, including the determination of the scope and applicability of this agreement to arbitrate, shall be determined and resolved exclusively by final and binding arbitration, with no appeal permitted, except as provided by applicable law for the judicial review or enforcement of arbitration decisions. The arbitration shall be administered by Judicial Arbitration and Mediation Services, Inc., or its successor, and decided by a panel of three (3) independent arbitrators. Judgment on the arbitration award may be entered in any court having jurisdiction. The parties waive the right to any legal action and trial by jury. The costs of arbitration, including the fees and expenses of the arbitrators, but not including the parties' attorneys' fees, shall initially be paid equally by them. The prevailing party shall be entitled to collect from the other its full costs associated with the arbitration, including reasonable attorneys' fees. All aspects of any arbitration shall be permanently kept confidential and not disclosed in any form or manner to any entity, media, or person, and the parties shall jointly move the court entering judgment on the arbitration award to so order. Any arbitration must be commenced within two (2) years from the date when the cause of arbitration accrues, or it will be forever barred. The right of arbitration shall accrue, and the two (2) year limitation period shall begin to run on the date the breach, damage, or injury is sustained and not when the resulting damage or harm is discovered.
12. **CHOICE OF LAW, JURISDICTION AND VENUE:** Any Auction matter shall be exclusively construed and governed in accordance with the laws of the State of Arkansas without regard to its conflict of laws principles. The exclusive jurisdiction and venue for any controversy or claim between the parties shall be the County of Garland in the State of Arkansas.
13. **MISCELLANEOUS:** The Terms of Auction shall bind Bidders and their agents, assigns, attorneys, beneficiaries, brokers, directors, distributes, employees, executors, heirs, legatees, officers, representatives, shareholders and successors in interest. No deletion, modification, supplement, or waiver of any provision of the Terms of Auction shall be made, except by Auctioneer's written revision or announcement at the Auction.
14. **OFFERS:** If an offer is submitted to the seller during the marketing period or the online bidding time period, the seller reserves the right to cancel the auction at his / her discretion.

ATTENTION: LAKE HAMILTON HOME BUYERS, VACATION RENTAL OWNERS & INVESTORS!
Incredible, Move-in-Ready 3,824+/- SF, 4BR/ 3.5BA Hardie Board Siding & Rock Exterior Home ~
81+/- Ft. of Prime Lake Hamilton Frontage w/Main Channel Views ~ Covered Boat Dock w/Lift,
Seawall & Poured Concrete Boardwalk ~ In-Ground Pool ~ Live, Online Bidding Available

LAKE HAMILTON

LUXURY HOME AUCTION

WEDNESDAY ~ JULY 14, 2021 ~ 11:00 A.M.

109 LA GUNA SHORES COURT ~ HOT SPRINGS, AR 71913

DIRECTIONS: From MLK Expwy. Exit 2, Travel 2+/- Mi. West on Airport Rd. ~ Turn Left onto Marion Anderson Rd. & go 3/4 Mi. ~ Turn Right onto Walkway Dr. then Turn Slight Right onto Marion Anderson Rd. ~ At the Top of Hill, Turn Left onto Northshore Dr. & go 1 Mi. ~ Watch for La Guna Shores Ct. on the Left & Look for Auction Sign & Home.

REAL ESTATE DESCRIPTION: This Beautiful 2-Story, 4 Bedroom/ 3.5 Bath Home Features Multiple Covered Decks & Balconies to take Advantage of the Main Channel Lake Views ~ Custom-Built in 2000 in the Boll Estates Subdivision & Completely Remodeled Inside & Out in 2006, Including the Addition of a Designer In-Ground Pool w/Wrought Iron Fenced Stained Concrete, Pool Deck & Staircase Leading to the 81+/- Ft. of Poured Concrete Boardwalk & Covered Boat Dock ~ Stunning Exterior Features Low Maintenance Hardie Board Siding Exterior w/Large Columns, Rock Accents & Newer Architectural Shingle Roof ~ **No POA Dues ~ No Rental Restrictions ~ Quiet Cul-de-sac ~ Outside City Limits ~ Main Level** Featuring 10 Ft. Ceiling Height w/a Spacious Master Suite w/ (3) Large Windows Overlooking the Lake & Access to the Covered, Wrap-Around Back Deck, Private Bath w/Dual Vanities, Jacuzzi Tub, Separate Enclosed Shower & Large Walk-in Closet ~ Living Room w/Large Windows, Gas Fireplace, Hardwood Flooring w/Carpet Insert & Open Ceiling Cutout to Upper Level ~ Dining Room w/Hardwood Flooring & Tray Ceiling ~ Gourmet Kitchen w/Slate Tile Floors, Granite Countertops, Tile Backsplash, Solid Wood Distressed Painted Cabinets & Breakfast Bar ~ Kitchen Island w/Flat Top Stove Insert & 2nd Breakfast Bar ~ Matching Black Whirlpool Appliances, Including Fridge, Oven, Microwave, Ice Machine & Dishwasher ~ Guest Bathroom ~ Laundry Closet ~ Storage Closet ~ Oversized 2-Car Attached Garage ~ **Upper Level** Features 9 Ft. Ceilings & Carpeting Throughout, w/a Large Open Family Room Great for Entertaining, w/Sliding Door Access to Covered Balcony Overlooking Pool & Lake ~ 2nd Bedroom w/En-Suite Bath & Access to Front Balcony Shared w/Oversized 3rd Bedroom ~ Large 4th Bedroom w/Adjoining 3rd Full Bathroom ~ Storage Closet ~ ***This Incredible Home will Sell Fully Furnished w/All Appliances, Bedroom, Living Room & Dining Room Furniture & Furnishings, Including Pool Table, Air Hockey Tables & Televisions*** ~ Dual Zoned Lenox HVAC Units ~ Whole Home Alarm System ~ Sprinkler System ~ All City Utilities, Including Electricity, Water & Sewer ~ Lake Hamilton School District ~ **Offers Made Prior to Auction Day are Welcome!** ~ For Additional Information, Interior & Exterior Photos & Online Bidding Instructions, Visit WilsonAuctioneers.com or Contact our Office at 501-624-1825.

AUCTIONEER'S NOTE: If you are looking for a move-in-ready Lake Hamilton home, with main channel views and a covered boat dock, do not miss this opportunity! This house sells fully furnished and would make an excellent primary residence, weekender/vacation home, or exceptional income-producing VRBO property!

TERMS ON REAL ESTATE: \$50,000.00 Cashier's Check ***made Payable in Your Name or Wilson Auctioneers, Inc.*** Down Day of Auction, as Earnest Money ~ Balance Due at Closing ~ Closing within 30 Days ~ Title Insurance with Warranty Deed Provided at Closing ~ Property Sold Free & Clear of any Liens & Encumbrances ~ 10% Buyer's Premium ~ **Offers Prior to Auction Day are Welcome.**

INSPECTION: Property can be Viewed at Any Time ~ Contact Agent, ***Doug Westgate at 501-815-4004/ doug@wilsonauctioneers.com*** ~ Doors Open & Auctioneers will be On-site at 10:00 a.m. for Inspection on Auction Day.

Announcements made day of sale take precedence over printed material.

WILSON REAL ESTATE AUCTIONEERS, INC.

Leading Real Estate Auctioneers "Since 1961"

501-624-1825 * PB00000481, Joe Wilson

WEBSITE: WilsonAuctioneers.com - AAL #4