

# 3 BR/2.5 BA HOME on 7.7 +/- ACRES w/POND ONLY 15 MINUTES FROM WINCHESTER, VA

## ABSOLUTE REAL ESTATE AUCTION

Wednesday, July 1, 2015 at 3:00 pm On Site

263 Fairview Road – Gore, VA 22637-1917



*Our sellers are desiring to relocate and no longer desiring to keep this property in their portfolio, they have contracted us to market and sell this home and acreage at absolute auction. This well built home is ready for the new owner to customize the interior to their personal taste. It will make an excellent primary residence or investment property for a builder!*

- 3 BR/2.5 BA 2 story Colonial style home on 7.7 +/- acres w/pond. The exterior of the home is in excellent condition. The interior of the home is ready for you to personalize to your liking. The interior is completely roughed in (studs, sub floor, plumbing, electric, etc.) 2,480 +/- sf above grade w/1,120 +/- sf basement
- Kitchen (no appliances); dining room; living room; laundry room/mud room/powder room; full basement; 24x24 attached 2 car garage
- Beautiful wrap around porch w/composite decking; 12x24 rear deck
- Central Air Reem Units/Heat Pump; gas fireplace
- Well and conventional drain field w/pump system
- This gorgeous home (only 15 miles from Winchester, VA) needs no work on the outside, and it is ready for the new owner to customize the interior. This is a wonderful opportunity to own your dream home, and also a potential filled opportunity for a builder/contractor to buy and finish a dream home for someone else!!
- Tax Map: 26-A-17; Zoned RA (Frederick County); Home built in 2006 (vinyl siding); deeded driveway easement.

**Only \$100,000 Suggested Starting Bid!**

**Property Tour:** Wednesday, June 24 @ 5pm SHARP



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Please contact **Tony Wilson**  
at **540-748-1359** with  
**all inquiries**

ATTN REALTORS:

Pre-register (by 5 pm 6/21/15)

broker participation is compensated!!



**WILSON**  
AUCTION COMPANY Inc

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