

#801

NEW 4 Bedroom / 3.5 Bath Home

Thursday, August 14, 2:30 PM

2845 Promenade Pl.

Buford (Gwinnett Co.), GA 30519

The Park at Mill Creek – Phase 2



So convenient between I-85 and I-985 • Brick front • 20 Year Hardi-Plank • 3387± SF • 2-Story family room with fireplace • 10 Ft. ceilings • Hardwood floors • Full daylight basement • Granite countertops in kitchen • Butler's pantry • Master suite with sitting room and 12 ft. ceiling • Master bath has 14 ft. ceiling and 6 jet whirlpool • Basement stubbed with plumbing and electrical • Gothic style fence • 2 Car garage with storage • Large deck seats 10 with gorgeous creek view • Tennis courts and athletic fields in subdivision.

PREVIEW: Saturday, August 9, 10-12 Noon & Sunday, August 10, 1-2 PM. Johnny Cobb, 770-607-0770.

DIRECTIONS: From Atlanta I-85 N. Take I-985 Exit 4. Right on GA 20 / Buford Dr. Go 0.7 miles. Left on S. Bogan Rd. Go 2.0 miles. Right on Hamilton Mill Rd. Go 0.7 miles. Left on Promenade Pl. From Atlanta I-85 N. Exit 120. Left on Hamilton Mill Rd. Go 3.8 miles. Right on Promenade Pl.

#802

4 Bedroom / 3.5 Bath Custom Home

Thursday, August 14, 6 PM

1815 Lee Patrick Dr.

Dacula (Gwinnett Co.), GA 30019

Monfort Estates • plus Pickup & Fishing Boat



Large Corner Lot with Panoramic Views • Built in 2000 • 4652± SF • Half acre lot • 3 Sides brick • Full daylight basement with 10 ft. ceilings and exterior entrance • Hardwood floors • New carpet • Cathedral ceilings • Plantation shutters on main and upper floors • Master suite with four custom closets and 14 ft. ornate / tray ceiling • Master bath with whirlpool tub • Grande foyer with beveled glass • Built-in entertainment center, bookcases and custom fireplace • Jack-n-Jill on main plus large bedroom suite and bath upstairs • Double butler's pantry • Kitchen island • Breakfast room opens to wraparound deck • Laundry with agitating sink • Security and irrigation system • 3 Car garage and boat door • Too many extras in this former model home to list. **Personal Property:** '77 Chevy C-10 deluxe pickup truck, 109,000 miles (only 30K on rebuilt engine); '05 Alumacraft 14 ft. G-3, 25 hp 4 stroke Yamaha engine, color depth finders, trolling motor, trailer.



PREVIEW: Saturday, August 9, 2-4 PM & Sunday, August 10, 3-4 PM. Mike Loftin, 770-607-0770.

DIRECTIONS: From Atlanta I-85 N Exit 106, bear right on GA 316. Right on Harbins Rd. Immediate right on Alcovy Rd. Left on Ewing Chapel Rd. Left on New Hope Rd. Immediate left into subdivision. Take first left.

#803

41.44± Acres in 2 Tracts

Saturday, August 16, 10 AM

E. Hermitage Rd. / Barnsley Gardens Rd.

Rome/Adairsville (at Floyd/Bartow line), GA 30172

Barnsley Gardens just Minutes away!



Ideal for exclusive private estate near the world famous resort and golf course • Equestrian retreat • Cattle farm • Streams and hardwood trees • 60 Ft. road frontage • Convenient to Rome, Cartersville, Adairsville • Minutes from I-75, GA 53 & 140, US 41 & 411 • Offered in 2 tracts or as a whole • Owner financing available to qualified buyers.

PREVIEW: Drive-by inspection. In cooperation with Real Estate Central. Bill Borden or Taralyn Harris 770-514-0025 x 192.

DIRECTIONS: From Atlanta I-75 N Exit 306 (Hwy. 140 Adairsville). Left on Hwy. 140. Left on Hall Station Rd. Right on Barnsley Gardens Rd. Barnsley Gardens Rd. changes to E. Hermitage Rd. at county line. First gate on the south side of the road. From Rome GA-53 N. Right on W. Hermitage. Property at Floyd/Bartow County line, south side of road. From Cartersville go Hwy. 41 N. Left on Hwy. 293 through Kingston. Right on Hall Station Rd. Left on Barnsley Gardens Rd.



1124 Tennessee St. Ste. 103 • Cartersville, GA 30120
www.LoftinAuction.com • 770-607-0770



www.RealEstateAuctionDivision.com
888-424-3263

AUCTION INFORMATION

All auctions held on site. Rain or shine. Signs identify properties. More information and photos are available online at www.TheAuctionAlliance.com or www.RealEstateAuctionDivision.com or call Mike Loftin, 770-607-0770.

TERMS: All properties require 15% earnest money down at the auction, with the balance due in 30 days upon closing. \$2,000.00 per tract or property in certified funds as part of the 15% total earnest money. 10% Buyers premium will be added to final bids to determine the purchase price.

FINANCING: Special auction financing is available. For details and prequalification information contact Checkpoint Mortgage 770-516-5522 ext. 102 or www.checkpointmortgage.com.

CONDITIONS: Properties will be sold "as is - where is" without expressed or implied guarantee or warranty. All information was derived from sources believed to be correct but is not guaranteed, and is subject to errors, omissions, corrections, additions, deletions, prior sale and withdrawal. Seller will furnish good and marketable title to property. Auction announcements take precedence. 08

PROPERTY INFORMATION PACKAGE: Download or call for complete details on each property.

BROKER PARTICIPATION INVITED: Up to 4%! Download or call for referral form on each property

Email List - Sign up at our new website to receive advance email notices of future auctions. You may still receive brochures, but the email alerts go out earlier. Thanks, LaShay

#804

4 Bedroom/2.5 Bath Traditional 2-Story Home

Saturday, August 16, 1 PM

4344 Windmoor Dr.

Kennesaw (Cobb Co.), GA 30144

Great location minutes from I-75 & Town Center

Windsor Glen Subdivision • 1994 • 3337± SF • Master suite with sitting area • Master bath with separate shower and Jacuzzi tub • Walk-in closets • Foyer • Formal living and dining • Fireplace • Game / Media room • Professionally landscaped • Fenced backyard • Custom inground pool • Rock water feature • Apple and pear trees • Large screened porch • 2 Car garage.

PREVIEW: Sunday, August 3, 2-4 PM & Saturday, August 9, 10-12 Noon. Agent only preview: Tuesday, August 5, 10-11 AM. In cooperation with Real Estate Central. Bill Borden or Taralyn Harris 770-514-0025 x 192.

DIRECTIONS: From Atlanta I-75 N Exit 273 turn right on Wade Green Rd. Left on Hickory Grove Rd. Go 0.3 miles. Left on Windmoor Dr. into subdivision.



Auction Alliance

107 E. 5th Ave. Ste. 300
Rome, GA 30161
Mike Loftin, GAL 168

4 Properties

Bartow, Cobb, Floyd, & Gwinnett County, Georgia

Thursday, August 14th

Saturday, August 16th

#801 - 4 BR/3.5 BA NEW Home - Buford

#802 - 4 BR/3.5 BA Custom Home & Personal Property - Dacula

#803 - 41.44± Acres - Rome (Adairsville)

#804 - 3 BR/2.5 BA Home - Kennesaw

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