

# ABSOLUTE AUCTION

## SAT., JULY 25th - 10:00 AM

LOVELY 3 BEDROOM/1.5 BATH BRICK & VINYL SIDED HOME ON NICE, LEVEL LOT  
2056 Old Baywood Rd. - Galax, VA 24333



This brick & vinyl sided home has approx. 1,100 sq. ft. of living area featuring a living room, kitchen/dining combo, 3 bedrooms, 1.5 baths and a full basement. Hardwood floors in most of the home, oil monitor heater, private well & private septic system. Home sits on an open, level ac. lot with a covered front porch and attached carport. Perfect starter home, rental income potential or permanent residence! Convenient location to downtown Galax and New River/New River Trail!

Potential buyers will have from July 15th until July 24th to conduct a lead-based paint contamination test if they so desire.

**Terms:** \$4,000 deposit day of auction, balance within 30 days at closing. No Buyer's Premium!

**Inspection:** Call our office anytime to see this lovely home.

**Directions:** In Galax at int. of Rt.# 58 & Rt.# 89 (Main St.) go W on Rt.# 58 for 5.0 mi. then turn L toward Old Baywood Rd. go 1/10 mi. to Old Baywood Rd., turn R & go 4/10 mi. to property.



Auctioneers Association

[www.dawnauction.com](http://www.dawnauction.com)

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