

George Auction Service & Real Estate, LLC

Real Estate Auction Ranch Style Home 3 Bedrooms – 1½ Bathrooms

1508 North Lexington Drive
Janesville, WI 53545

Sunday April 28th, 2:00pm

DIRECTIONS: ¾ mile south of Culver's on Milton Ave. to Blackbridge Rd., east ¾ mile to Lexington Dr., South.
Watch for George Auction Signs.

3 Bedrooms – 1½ Bathrooms – 0.21 Acre/72'x129' Lot Ranch Style Home – Built in 1959

1,408 Square Feet on Main Level

Full Bathroom w/Walk in Shower (Updated 4yrs. Ago) – 3 Bedrooms (New Carpet 1yr. Ago)
Carpeted Living Room w/Front Bay Window
Vinyl Kitchen w/Included Refrigerator, Stove, Dishwasher & Garbage Disposal
Refinished Kitchen Cabinets & New Counter Tops in 2002
Kitchen Open to Rear Family Room (Addition in 1977)
1yr. Old Rear Family Room Window – All Other Windows Replaced in 1990's
Full Poured Concrete Basement (Almost Entirely Finished) – 2 Rooms w/Closets & Windows
Interior Basement Entrance & Bilco Door Exterior Entrance
½ Bath in Basement (Updated 2010) & Shower – Laundry w/Included Washer/Dryer
New Roof in 2010 – Furnace 2015 – Water Heater 2014 – 100AMP Electrical Panel 2007
Aluminum Siding – New Soffit & Fascia in 1990's
One Car Attached Garage w/Rear Work Shop & Exit Door
New Concrete Driveway & Back Yard Patio in 2008 – Fenced Back Yard – 12'x8' Yard Shed
Jefferson, Marshall & Craig Schools

TAXES: 2023 Assessed Value: \$221,100.00 – 2023 Taxes: \$3,831.09

Open House: April 19th, 20th, 21st, 26th, 27th & 28th 1:00-2:00pm.

Call 608-882-6123 for other times.

Terms: 5% buyer's fee. \$1,000.00 Earnest Money cash or personal check, balance due at closing in 45 days or less. Successful bidder required to sign a standard offer to purchase. All announcements made day of sale take precedence over printed material. Seller may accept or reject any and all bids.

Registered WI Auctioneers: Dean George #486, Kale George #2811 & IL #441002280

11211 North Union Road, Evansville, WI 53536 (608) 882-6123

For Complete listing and photos log onto www.georgeauction.com