

# WELL MAINTAINED 3 BR/2.5 BA HOME IN CHESTERFIELD COUNTY, VA

## REAL ESTATE AUCTION

Tuesday, July 18 2017 at 6:00pm

10847 Sunset Hills Dr. – North Chesterfield, VA 23236



*Having relocated to a more manageable living environment, our seller has contracted us to market and sell this lovely home at public auction. Conveniently located in Brandon Subdivision, this home is between Powhite Parkway and Hull St.. An excellent primary residence or investment property, this home awaits a new owner....Make it Yours!!!*



- Well built 3 BR/2.5 BA 2 story colonial style home on .31 +/- acre lot in Brandon Subdivision
- Huge eat-in kitchen (all appliances convey); formal living room; family room w/gas fireplace; sunroom; partially finished basement w/garage ingress/egress (1,824 +/- sf. above grade; 1,108 +/- sf. basement; 576 +/- sf. attached garage)
- Large master bedroom w/sitting area
- Hardwood floors on main and upper level; laminate in kitchen; vinyl in bathrooms
- Basement is partially finished with a workshop and has additional refrigerator. This space could be turned into a suite, work out room, man cave and more!!
- Tons of storage in the attics in the home and garage
- 1 car attached garage and 2-bay detached garage
- No maintenance steps, decking and railings on exterior; brick walkway
- Heat pump for central AC & heat (2004); electric water heater; gas fireplace
- Highly ranked Chesterfield County School System. This address serviced by: Providence Elementary School, Providence MS, Monacan HS
- Tax Map: 745-69-02-94-300-000; Deed Book: 745/69; Zoned: R9; Brandon Subdivision; Home exterior is vinyl/brick and was built in 1988

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

Property Tour: Tuesday, July 11 @ 6pm SHARP.

**Need Financing for this home??**

**Please contact Tony Wilson at**

**540-748-1359 with all inquiries**



**NICHOLLS**  
Auction Marketing Group  
PREMIER SERVICE SINCE 1968  
www.nichollsauktion.com

ATTN REALTORS: Pre-register  
(by 5 pm 7/17/17)  
broker participation is  
compensated!!

