

## Single Family Residence (Near Lake Hartwell): Lavonia, GA

Property No.: 5307

Auction No.: 210202



## Property Details

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|-----------------------------------|------------------------------------------------------|
| <b>Property Type:</b>             | <i>Single Family Residence</i>                       |
| <b>Seller Type:</b>               | <i>Private Equity Group</i>                          |
| <b>Auction Type:</b>              | <i>Absolute</i>                                      |
| <b>Beds:</b>                      | <i>2</i>                                             |
| <b>Baths:</b>                     | <i>1</i>                                             |
| <b>Total Land Area:</b>           | <i>0.16 ± Acres</i>                                  |
| <b>Square Feet±:</b>              | <i>700</i>                                           |
| <b>Year Built:</b>                | <i>1990</i>                                          |
| <b>Subdivision Name:</b>          | <i>Brittany Harbor East</i>                          |
| <b>Lot Numbers:</b>               | <i>Lot 50, Blk D</i>                                 |
| <b>Tax Identification Number:</b> | <i>016D-201</i>                                      |
| <b>County:</b>                    | <i>Franklin</i>                                      |
| <b>Address:</b>                   | <i>86 Ridgeview Court<br/>Lavonia, Georgia 30553</i> |
| <b>Lat/Lon:</b>                   | <i>34.490205, -83.094518</i>                         |

## Agent Details

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| <b>Listing Agent Information:</b> | <i>Shannon Adams<br/>Funari Realty<br/>706-202-6130<br/>shannon@funarirealty.com</i>           |
| <b>Buyer Agent Commission:</b>    | <i>For Registered Buyer Agents, 2% of High Bid. Must Complete the Broker Registration Form</i> |

## Closing Details

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|-------------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| <b>Closing Agent:</b>   | <i>William Phalen<br/>Sherman &amp; Phalen<br/>1165 Northchase Parkway SE, Suite 450, Marietta, GA<br/>30067<br/>770-579-0109</i> |
| <b>Closing Date:</b>    | <i>30 Days From Binding Agreement Date</i>                                                                                        |
| <b>Deed Type:</b>       | <i>Limited Warranty Deed</i>                                                                                                      |
| <b>Buyer's Premium:</b> | <i>10% Added to the High Bid Price</i>                                                                                            |

## Description

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The seller has elected to convert this property to an absolute auction, whereby there is no minimum bid that must be met.

**Seven Hills Auctions was notified on February 1 that the county Marshall's office has opened an active case on the property. The new purchaser will be required within 30 days to clean up the yard. Any renovations must be done to county code and an inspection will be required by the Marshall's office. If renovations are not planned to commence immediately the property must be boarded up.**

For additional details about this property, visit [7hauctions.com](http://7hauctions.com) or contact us at 800.742.9165

