

Absolute LIVE ONSITE AUCTION

with internet bidding at Bid.NoelAuctioneers.com

EAT-IN KITCHEN

Sunroom with AC

.58 ACRES



Thursday, Sept 24th at 6:30PM (EDT)

Open House: Thurs, Sept 17th & Mon, Sept 21st • 2-4 PM (EDT)



3025 Breckenwood Dr, Lexington, KY 40502

3 BR • 2 Full BA • 2435 Sq.Ft.

Full Basement, Partially Finished • 2 Car Garage

Welcome home to this charming 3-bedroom home situated on a generous 0.58-acre lot. Offering a functional layout and incredible potential, this property is packed with standout features inside and out. The main level features a bright living room, fireplace, an eat-in kitchen complete with a separate pantry, and included appliances such as the stove, oven, and refrigerator. Just off the living area, enjoy a fully enclosed sunroom equipped with its own dedicated A/C unit for comfortable year-round relaxation. Bath accommodations include a primary full bathroom alongside a convenient secondary bathroom. Hobbyists and car enthusiasts

will love the attached 2-car garage, which features extra-tall ceilings with plenty of clearance to install a car lift and an extra long driveway for extra vehicles or RV/Trailer parking. Downstairs, the massive full unfinished basement provides endless expansion potential and houses the separate utility room, fireplace and washer and dryer hookups. The home is finished with practical carpet, tile, and linoleum flooring, and is kept comfortable year-round with efficient gas heat and an electric central A/C system updated in 2019. Fiber optic cable installed to the house. Enjoy the privacy and freedom of over half an acre--schedule your private tour today!



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Noel
AUCTIONEERS AND
REAL ESTATE ADVISORS





Comprehensive Marketing Strategy for **REAL ESTATE SUCCESS**

To ensure your property garners the attention it deserves, our team implements a dynamic, multi-faceted marketing campaign targeting property buyers, investors, and real estate professionals across Kentucky.

Your customized marketing strategy may include:

- Curated Email Campaigns
- Google Ads
- Social Media
- Direct Mail
- Newspaper Ads



Contact Jonathan Noel Today!

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100 MILLION
SOLD AT AUCTION

