

LAKE FRONT AUCTION

Saturday, July 13 at 10 AM



**Minimum Bid
Only \$150,000**

Also selling
pontoon boat &
jet skis



Fully Furnished Lake Front Home
Prime Leesville Lake Frontage w/ Sun Deck, Dock & Boat Ramp



Side View



Wrap-Around Deck



Fully Furnished!



Also selling boat & Sea Doo's

1293 LUKINS VIEW DR • PITTSVILLE, VA (BEDFORD CO.)

- Absolutely wonderful lake front home with everything to make getaways fun, relaxing, and convenient.
- Prime lake front lot in small, private community created by a few property owners (no formal association) with gated access and private boat ramp conveniently located next to the house.
- The home is a meticulously maintained 3BR, 1BA cottage that comes fully furnished and features heat pump, wrap-around deck, remodeled bath, spacious kitchen & living areas, plus partial basement ideal for storage of skis, floats, vests, rods/reels, etc.
- Spacious sun deck, perfect for parties, overlooks the water and leads to a floating boat dock.
- Enjoy 2 of Virginia's premier lakes with scenic frontage on Leesville Lake or hit Smith Mountain Lake from Mitchell's Marina just 6 miles away!
- Also selling 18' pontoon boat (2004 Sweetwater Challenger w/ 40hp Yamaha motor & LoadRite trailer) & (3) Sea-Doo jet skis (one single & one double trailer)

Complete details online at TRFAuctions.com



DIRECTIONS

- From Roanoke, Rt.24E 15mi to R on Stony Fork (801). 3mi to R on Moneta Rd (122S). 3mi to L on White House Rd (608). 6mi to R on SML Pkwy. Qtr mi to L on Tolars Ferry (608). 7mi to L on Lukins View Dr (locked gate). Home is 1/3mi on right.
- From Lynchburg, US-460W to L on New London (811). 5mi to R on Rt.24W. 5mi to L on Rt.43S. 2mi to R on SML Pkwy. 10mi to L on Tolars Ferry. 7mi to L on Lukins View Dr (locked gate). Home is 1/3mi on right.

PREVIEWS

- Thur, June 20, 2-4 PM
- Sat, July 6, 12-2 PM
- Day of sale at 9 AM
- Sun, June 30, 1-3 PM
- Fri, July 12, 3-6 PM
- Or by appointment

REAL ESTATE AGENTS: 2% Commission Available
Call or visit our website for agent form.

TERMS: 10% deposit due day of sale by cash or check. Balance due on or about 30 days. 5% buyer's premium added to high bid to determine final contract price. Property will sell with a bid of \$150,000 or higher. Complete terms online.

TRFAUCTIONS
Torrence, Read, & Forehand

VAAF501

101 Annjo Court
Forest, VA 24551
info@trfauctions.com

WWW.TRFAUCTIONS.COM

Sale Site Phones for Auction Day
434.660.5159 | 434.610.3182 | 434.610.2597

For more information, call

(434) 847-7741