



AUCTION!!!

ESTATE DEMANDS IMMEDIATE SALE
THURSDAY, JUNE 5, 2008 @ 7:00 p.m.
ON-SITE (registration/inspection @ 6:00 p.m.)

17714 Shady Creek Ave., Baton Rouge, LA: LAKE LOT BEAUTY!!! Lovely garden home located on a BEAUTIFUL lake lot. Home is 3-bedroom, 2-bath, 2,262 +/- SF living area and 3,155 +/- SF total area situated on a 50' x 140' +/- lot. Large gallery across back of home overlooks stocked lake. Lake views from family room and master bedroom. Gleaming wood floors in family room and formal dining room. Cypress cabinets, gas cook top, GE appliance, triple crown molding.

Directions: From I-12, take O'Neal Exit (# 7) South 1.1 miles.
Left on S Harrell's Ferry 1.1 miles to S/D entrance on right. Proceed to end of Shadows Lake Blvd., right on Shady Creek Avenue to property on left.

Inspection: **Tuesday, 5/27 6-8 p.m.; Tuesday, 6/3 6-8 p.m.;**
and one hour before auction.



Front from West



Rear Straight On



Lake View from Rear

Terms: 10% down auction day, 10% buyer's premium, "As Is, Where Is," 30-day close.

AuctionSellsFast.com

Robert Burns, LA Auctioneer's Lic. #: 1536-08.