

# ABSOLUTE AUCTION

THURSDAY, MAY 16, 2024, 4:30 PM



REAL ESTATE



## CHARMING LAKEFRONT PORTAGE LAKES HOME

546 VAUGHN TRAIL,  
COVENTRY, OH 44319

LIVE AUCTION WITH  
ONLINE BIDDING



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All sells to the highest bidder on location.

## LOCATION

Opportunity knocks! Welcome to your new lakefront home! This delightful property, located on Long Lake in the picturesque Portage Lakes, offers the perfect blend of natural beauty, peace, and serenity. Enjoy the tranquility of living on a quiet lake while still being conveniently close to amenities and attractions. This home offers breathtaking views and direct access to the water.

## SPACIOUS LAYOUT

With over 3,500 sq. ft. of living space spread across three finished levels, this home offers plenty of room to spread out and relax. The main floor features a kitchen with granite countertops and eat-at bar, a kitchenette eating area, a dining room, and a living room with a fireplace overlooking the lake.

## MULTIPLE MASTER BEDROOMS

This home boasts two master bedrooms, one of which is located on the main floor and could easily be used as a mother-in-law suite, with a private bathroom. The second-floor master bedroom features an open floor concept, an oversized bathroom, and a walk-in closet.

## OUTDOOR LIVING SPACES

All three levels of the home boast decks and patios overlooking the water, providing the perfect spot for outdoor entertaining or simply relaxing and enjoying the views. Additional outdoor features include a lakeside hot tub & boat dock. Truly a beautiful location for every season.

## FINISHED LOWER LEVEL

The lower level of the home offers a finished recreation room, bathroom with a beautiful brick fireplace and sliding glass doors leading to the lake. There is also a possible bedroom or office area and additional storage space or laundry room.

## CONVENIENT AMENITIES

Other features of the home include a 2.5-car detached garage, concrete driveway, and a laundry room on the main level for added convenience. Updated furnace (2019), newer hot water tank, private well, public sewer, and updated 150-amp electric service with multiple panels. Don't miss the opportunity to buy this property at absolute auction and make this lakeside retreat your own!

## NOTE

Call Bob or Brooks for a private showing today and start envisioning the possibilities of lakeside living. Online bidding will be open May 10th through the day of sale.

## TERMS ON REAL ESTATE

10% down auction day, balance due at closing. A 10% buyer's premium will be added to the highest bid to establish the purchase price. Any desired inspections must be made prior to bidding. All information contained herein was derived from sources believed to be correct. Information is believed to be accurate but not guaranteed.



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