

# ABSOLUTE AUCTION

NO MINIMUM - NO RESERVE - ABSOLUTELY SELLS TO THE HIGHEST BIDDER

**Saturday, Feb 10, 10:30 a.m.**

**1403 Fair Dr., Knoxville, TN 37918**



## Beautifully Renovated Home in North Knoxville

1,583 sq. feet home with 3 bedrooms & 2 baths  
Living room, eat-kitchen, large family room with fireplace, laundry room & a covered patio

New windows & doors, new flooring through out:  
hardwood, vinyl & carpet

In the kitchen: new granite counter tops, sparkling  
white cabinets & stainless steel appliances

Attached carport, fenced back yard, garden shed

Located very conveniently in a great neighborhood

Shown by appointment  
& one hour before sale



One of three  
bedrooms



Looking from  
kitchen  
into family room



Family room



Large walk-in  
closet

**Bid Live, In Person or online**

### Directions:

**From N. Broadway** turn onto Cedar Dr. Between 1st Tenn. Bank & the Duck Pond. Go one block & turn left on to Knox Rd. Go 1 block & turn right onto Fair Dr. Go 1.3 miles to Auction on right at 1403 Fair Dr.

**From I75 N** take the Merchants Dr. exit, Exit 108, and Head northeast on Merchants Dr. Merchants becomes Cedar Dr. Go approx 1.3 miles & turn right onto Inskip Rd. Go 1 block & turn left onto Fair Dr. Auction on left.

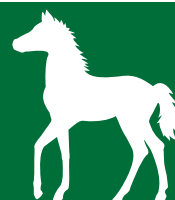
Property to be sold "as is" with a 10% Buyers Premium.

Announcements day of auctions take precedence  
over all previously advertised material.

**TERMS:** 10% down (cash or check with bank letter of credit) on day  
of sale. Balance at closing, on or before 30 days from auction date.

To conduct lead-based paint tests contact Coulter Realty & Auction Co

**COULTER REALTY AND AUCTION CO.**  
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