



REAL ESTATE AUCTION



~BEAUTIFUL TWO-STORY BRICK HOME ON FULL BASEMENT, IN-GROUND POOL~

LOCATION: 3307 Utica Pike Jeffersonville, In. (Riverview Subd.)

Thursday July 24, 2025 • 6 p.m.

Shown by Appointment

REAL ESTATE

0.73+/-Acres that includes 100x105 on the other side of Utica Pike. The property is improved with a brick two-story house with a full unfinished basement, an attached two car garage and a 16x32 in-ground pool. The main floor of this fine home offers a large family room w/brick fireplace and double opening doors to the pool/patio area, living room, formal dining room, eat-in kitchen w/appliances, bar and 2 pantries, laundry/mud room and a half bath. Upstairs you will find a large master bedroom (facing the Ohio River) w/walk-in closet, hidden room over the garage and master bath w/double sinks, jacuzzi tub and step in shower. Three more bedrooms and another full bath completes the upstairs. Other amenities include all new vinyl plank flooring, EV charging box in garage, built-in display shelves, natural gas furnace, central air and a privacy fence around the pool area. Built in 1988 this would make a great home for your family!!

REAL ESTATE TERMS: 10% day of auction (non-refundable). Balance due in 40 days. Possession at closing. Buyer to pay taxes due & payable May 2026. 2% Buyer's Premium.

Seller: Joseph B. and Lacy Phillips



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