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AUCTION

Premier Property

SATURDAY - SEPTEMBER 28, 2019 - 10:00 AM

Outstanding Home In Willow Bend

2-STORY CUSTOM-BUILT HOME – MAIN-FLOOR MASTER SUITE

High-End Upgrades Inside & Out

20 Miles From Downtown Columbus & 4 Miles From Polaris

Delaware Co. - Genoa Twp. - Olentangy LSD

Also Selling: Fine Jewelry - 2002 Toyota Highlander – Amish-Made Furniture

Sellers are relocating to California. Absolute auction, all sells to the highest bidders on location:

5489 LYNBROOK LANE, WESTERVILLE, OH 43082

Directions: From I-71 N take exit 121 for Gemini Place/Polaris Pkwy., keep left at the fork and follow signs for Gemini Place, continue onto Ikea Blvd. and Worthington Rd., turn left onto Big Walnut Rd. then left onto Willow Bend Ln., and turn Left on Lynbrook Ln. to auction on the left OR from I-71 S take exit for OH-36 W turn left onto Africa Rd., in 6.7 miles turn left onto Big Walnut Rd. then left onto Willow Bend Ln., and turn left on Lynbrook Ln. to auction on the left. Watch for KIKO signs.



Informations believed to be accurate but not guaranteed



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REAL ESTATE: Opportunity presents a custom 2-story home built by Bob Webb Builders in 2004. This immaculate home has all the luxury you need with 2,845 SF living space. First floor features a large white kitchen with granite counters, Wolf gas range and tons of cabinet space, spacious great room, main-floor master suite, den, and 4-seasons sunroom! Wow! The second story has 2 additional bedrooms, full Jack and Jill bathroom, and loft area. Partially finished basement with 1,000 SF living space, and 2.5-car attached garage. The exterior boasts impressive landscaping, paver patio with outdoor chef's kitchen including a natural gas Memphis smoker and prep counter! Updates include new shingles, water heater, Generac whole-house generator, new paint inside and out, gutter guards, the list goes on! Don't miss out on this 1-owner home!

Open House: Monday - September 16, 2019 - 4:30-6:30 PM. Home will also be open 2 hours prior to bidding auction day.

TERMS ON REAL ESTATE: 5% down auction day, balance due at closing. A 10% buyer's premium will be added to the highest bid to establish the purchase price, which goes to the seller. 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.

FINE JEWELRY - TOYOTA: 5.25 carat diamond ("Waterfall" ring) (14, 1/3-carat stones with 1/5 carat stone in center), appraised by certified gemologist Heritage Appraisals, June 2019 at \$16,723.00 - 2002 Toyota Highlander, black exterior w/ tan leather interior, heated seats, low mileage, service records available.

FURNITURE: Amish originals (cherry) (furniture): Oval cherry dining table, 66" L x 42" D x 30.5" H w/ (2) 12" leaves - 6 Windsor back chairs - 2 Windsor back swivel bar stools - Cherry bookcase with 2 adjustable shelves, 32.75" W x 13" D x 39" T - 2-piece TV hutch to accommodate 55" TV, cubbies below for receivers, blu-ray, CD player, etc., storage at top of unit behind cabinet doors, 85" H x 62.5" W x 28" D - 2-piece TV hutch to accommodate 40" TV w/ rollout shelf for TV, cubbies below for storage and electronics, 43" W x 25" D x 76" H - Solid cherry china cabinet/hutch w/ 3 glass doors and 2 sets of glass shelves in each section, lighted with a 3-level touch dimmer, 3 drawers in lower level, 71" W x 16.75" D x 45" H - Executive-style desk with center rollout for keyboard, side cabinets for printers, files, etc., 72" W x 25" D x 30" H - Henkel-Harris solid wild black cherry furniture handmade in Virginia - John Hancock secretary, 40.75" W x 21.5" D x 81.25" H, glass doors, adjustable shelves - Queen Anne oval dining extension pedestal table, 48" D x 66" long with (4) 12" leaves, includes custom pads - 6 Queen Anne upholstered chairs, 2 arm, 4 side - Corner china cabinet, lighted, 12 pane, 44" W x 22" D x 83" H - Walnut tea table, 29.5" W x 18" D x 26.5" H - Henkel-Harris model H-6 Chippendale mahogany mirror w/ beveled glass, 29" W x 1" D x 46.5" H - Queen Anne huntboard/buffet with 3 drawers, 1 drawer is lined with protective fabric for silver, 78" W x 21" D x 34" H - Dresser with 9 drawers, 54" W x 20.5" D x 34" T, w/ large mirror - Small end table with 4 drawers, 20" W x 14.5" D x 22.5" H - Nightstand with 4 drawers + storage cabinet, 22" W x 17" D x 31" H - 1 Queen Anne end table w/ drawer, 20" W x 24" D x 24" H - Small round table w/ pedestal, 17" Diam. x 21.75" H - Queen Anne upholstered cherry step stool - Small mirror, 20" T x 12" W + shelf, 12" W x 8" D - Ethan Allen Furniture: 2-pc. cherry hutch upper 30" W x 13" D x 48" T, 3 drawers, shelf, upper storage cabinet, lower 30" W x 18.5" D x 30" T, 1 drawer + lower storage cabinet - La-Z-Boy black leather recliner sofa w/ 2 independent recliner sections, 80" W x 39" H - Baker's rack w/ 4 wood shelves, 74" H x 14" D x 30.5" W - LaBarge French Provincial cocktail table, burnished stainless steel & brass with glass top, 37" Diam. x 17" H - 2 Henredon gold club chairs w/ arm covers - 2 Parsons chairs slipcovered in silk plaid with fringe on bottom, coordinating back pillows for each - Rose high-back chair w/ wood arms - Green high-back chair w/ wood arms - Ethan Allen club chair peach, cream, green - Black executive office chair - King 4-poster canopy cherry bed frame, 2 nightstands w/ 4 drawers each, 9-drawer dresser w/ mirror - 4-poster cherry queen bed - Queen mattress (firm) set - Solid cherry lectern/library stand, height is adjustable - White wall shelving unit w/ 2 glass shelves and glass doors, 20.5" W x 5.5" D x 24.5" T, Pottery Barn - Various Pottery Barn white wall shelves - Small Frigidaire refrigerator w/ freezer - LG stainless French-door refrigerator, new 2017, model: LFC21776ST/06, 35.75" W x 30.25" D x 69.75" - Tropitone oval table, aged bronze finish, model: 800184, hole in center for umbrella, w/ 4 side chairs and 2 swivel rocker chairs (Montreux), w/ Frontgate covers - Frontgate 9' x 13' European cantilever rectangular umbrella with base, natural color w/ all-season extra cover - Sauder cabinet on wheels - 3 tall Sauder bookcases - 3 Sauder cabinets/TV stands - (3) 2-drawer file cabinets - (1) 4-drawer file cabinet - 2 Kenmore 700-pint dehumidifiers.

GLASSWARE - COLLECTIBLES - MISC.: Baldwin brass - Various lamps - Pair double wall sconces with mouth-blown glass hurricanes - Single wall sconce with mouth-blown glass hurricane - Adjustable table sconce with 2 mouth-blown glass hurricanes - 12 brass napkin rings - Trivets - Artwork - 2 museum mounted prints of bowls of red peonies - Kinkadee prints: "Memories of Christmas", "How Do I Love Thee", "Stepping Stone Cottage" - Various other framed prints - Stiffel 3-bulb lamp w/ cream shade - Portmeirion lamp with apple design, silk cream shade - Tall brass table lamp - Fine/bone china: 1 set of 12, 5-piece place settings Lenox bone china (Brookdale) plus gravy boat and platter - 1 set of 12, 5-piece place settings of Lenox bone china (Meadow Song) plus 2 large serving bowls, large platter, and gravy boat - 1 set of 10 place settings Christmas Williamsburg "Boxwood and Pine" Lenox bone china + teapot - Royal Albert "Lady Carlyle" 6, 5-piece place settings w/ small serving bowl - Royal Albert Old Country Roses "Ruby Celebration" 2 mugs, 3 saucers, teapot - Lenox annual holiday collector plate, 9th in series - Dinnerware, dishes/teapots, etc. - 8, 4-piece place settings Lenox "Winter Greetings" with 4 soup bowls, 2 appetizer bowls - Pottery teapots in various sizes - Pottery serving bowls - Dishes, serveware from Portugal - Fine glassware Waterford (Lismore): 1 set of 12 water goblets, 1 set of 11 white wine glasses, vases, whiskey decanter, bowls, water pitcher, sugar & creamer, etc. - Dept 56 "North Pole Village", all retired mint condition buildings that spell "N-O-R-T-H P-O-L-E" plus Santa, Mrs. Claus, sleigh with reindeer, plus all original figurines - Boyd's Bears Teacup and sugar figurine - Fitz & Floyd serveware - Bing & Grondahl "Christmas in America" series plates - Child's/baby's Lenox set (plate, bowl, mug) - Child's/baby's Royal Worcester Peter Rabbit set (plate, bowl, mug) - Lladro - "Girl with Goose Chicks in Basket" - "Boy with Sailboat" - Precious Moments - Pilot ornament - "Pilot w/ Flying Lessons Book" figurine - "Girl w/ Hearts" figurine - Linens - 2 cast-iron urns, for outdoor use, 22" diameter x 32" tall - Bulova wall clock, light oak - 2 Lego architecture sets: London Tower Bridge, Assembly Square #10255 - Area rugs: Nourisson, New Zealand wool - 2000 series, black, 7'9" x 9'9" w/ pad - 2000 series, round, light green, silk & wool rug, 6' diameter - 2000 series, 2022 LAC, 2'6" x 4'3" - 2000 series, 2022 LAC, 2'6" x 12' runner - 2000 series, 2022 LAC, 3'9" x 5'9" w/ pads - Karastan, wool - "Floral Tabriz", wool, 5'9" x 9' w/ pad - "Rue de Provence", wool, 5'6" x 8'6", w/ pad - 2'6" x 5'2", burgundy and cream, w/ pad - 2 Safavieh Paradise, red, never used, 5'3" x 7'6", w/ pad, 4' x 5'7" - Dolls and accessories - American Girl dolls (mint) and clothes (mint), Luciana's space suit (mint), American Girl Mega Blocks Grace 2-in-1 set (unopened) - Gotz 18" dolls and doll clothes - Waverly tissue holder and glass tumbler - Cherry jewelry box - Various vases - Various quality silk flowers - Various pillow forms - Assorted Christmas trees & decorations - Miscellaneous bakeware, cookware, serveware.

TOOLS - SPORTS EQUIP. - MISC.: Ariens Tecumseh Snow King electric start, self-propelled, 4-cycle snow blower, service Jan. 2019, not used since then - Honda self-propelled mower w/ bag/mulch feature, serviced Jan. 2019, w/ extra blade, included torque wrench w/ socket for blade replacement - Various tools/trimmers, etc. - JBL tall indoor speakers, 2 side speakers, 34" tall, w/ 4 independent speakers in each + center speaker, Northridge Series model NB3811 - Lloyd's record player, AM-FM receiver, 8-track w/ speakers - Sennheiser wireless headphones - SONY disc player - Phillips-Magnavox VCR player - Wii game system w/ games - Ion TT USB 10 turntable/record-to-DVD converter - HP 200 9m computer monitor - Verilux Happy Light - Large drop cloths - Bikes - Men's Giant (brand) - Women's Rocky BCA - Cameras and field glasses - Fuji camera, rarely used w/ case - Sony Cyber-shot camera, rarely used, w/ case - Canon video camera, used once, w/ case - Binoculars - Gen 7 pets raised indoor/outdoor pet chaise lounge - Little Giant 17' ladder w/ extensions - Sears indoor/outdoor vac - 2 lightweight fishing rods and reels - Baseball glove - 2 putters (MG & Nomad) - SKLZ golf practice mat - Digital putting cup - Maxfli electric putting mat - Power Block Sport 5.0 adjustable dumbbell; 8 lb. and 5 lb. dumbbells - Body Solid adjustable weight bench - Health Rider RC270 recumbent exercise bike - Spirit Fitness XT 285 treadmill - 25-drawer plastic organizer for screws, etc. - Paintbrushes - Rapid pipe repair clamp - (2) 3-wire AC connector - (1) 5-wire AC connector - 3 unopened tubes of caulk - Walker - Margaritaville frozen concoction maker with XL ice reservoir + extra glass jar, includes padded carrying case - Misc. items.

TERMS ON CHATTELS: Driver's license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa, or MasterCard accepted. 4% buyer's premium on all sales, 4% waived for cash or check. Information is believed to be accurate but not guaranteed. Multi Par auction process may be used.

AUCTION BY ORDER OF: John & Cindi Ludlum

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