

DEMPSEY AUCTION

THURSDAY, MAY 26th, 5:00 PM

3 Story, 5 Bedroom / 5 Bath (4f/1h) Home on Lake Allatoona
5525 Mayson Road, Acworth, GA



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Selling *ONSITE* at 5525 Mayson Road, Acworth, GA

Pool — Dock — (4) Car Garage — Garage Apartment

THIS 3 STORY CEDAR SIDE HOME LOCATED AT 5525 MAYSON ROAD FEATURES:

- ❖ Home Theater with Projector & (6) Reclining Chairs
- ❖ Gourmet Granite Kitchen with Thermador Appliances
- ❖ Great Room with Vaulted Ceiling and River Rock Fireplace & Hearth
- ❖ Formal Dining Room
- ❖ Large Master Suite & Master Bath
- ❖ (4) Additional Bedrooms
- ❖ (5) Baths – 4 Full, 1 Powder Room
- ❖ Workshop and Abundant Storage

OTHER NOTABLE FEATURES INCLUDE:

- ❖ New Roof
- ❖ Beautiful Screen Porch
- ❖ Large Front Porch
- ❖ Spacious Utility Room with Dual Washer & Dryer Connections
- ❖ Central Vac
- ❖ Hardwood Flooring

The 1.55 acre manicure lot boasts a (4) Car Garage with Apartment (1 Br/1 Ba), Inground Salt Pool with new Liner, Concrete Circular Drive, Massive Pines and Professional Landscaping.

THIS PROPERTY DOES JOIN THE USACE LINE WITH AN EXISTING (1) STORY DOCK WITH BOAT LIFT AND LEASE IN PLACE.

LOCATION: Conveniently located off Highway #41, 7 miles from I-75 and strategically positioned between Marietta & Cartersville.

OPEN HOUSE: Dempsey Representatives will be on site Wednesday, May 25th, 1:00-5:00 pm and Sale Day from 2:00 pm through auction time. Dempsey Representatives are always available for private showings, please contact our office.

SALE SITE: Onsite under the Dempsey Tent

ONLINE BIDDING: Online Participation/Bidding will be available for the Real Estate through our Online MarkNet Platform.

BROKER PARTICIPATION: Dempsey Auction Co will pay any licensed Broker/Agent a referral commission for any registered client who successfully closes on the property. CONTACT OUR OFFICE FOR PRECISE DETAILS.

NOTE: All information contained in this brochure was derived from sources believed to be correct, but is not guaranteed. For compliance with Section 1018 of the Residential Lead Based Paint Hazard Act of 1992, interested purchasers have a ten (10) day inspection period prior to the auction for the assessment of possible lead based paint hazards. Any announcement made from the auction stand shall take precedence over any printed matter in this brochure 2022.

AUCTIONEERS: Ray Dempsey | Lou Dempsey, GAL #113 | ALB#065553 | AAL#1103.

Please visit our website located at **WWW.DEMPSEYAUCTION.COM**. For plats, inventory lists, Pre-Registration or further sales information on this auction, call us by name at **1.800.DEMPSEY**. Dempsey Auction, 310 North 4th Avenue, Rome, GA 30165.