

**Sale Name:** 3 BR HOME & GUEST HOUSE ON 36.7 ACRES IN BOAZ KY

**LOT 1 - TRACT 1**



**Description**

**Tract 1** includes a custom-built brick and stone home constructed in 1953 by Mr. and Mrs. McIntosh, situated on **3.52± acres**. The home features 3 bedrooms and 2 bathrooms, with two bedrooms and one bath on the main level, a formal living room with a stone hearth and wood-burning fireplace, den with original Knotty Pine walls, and a formal dining room with hardwood floors under the carpet. The kitchen is outfitted with hickory cabinetry and a breakfast area, while the basement offers an additional bedroom and bathroom, full kitchen with pantry, living room, utility room, and office space—complete with Helitech reinforcement in the basement bedroom. The home also includes a breezeway connecting to a detached garage, and a vinyl-sided **24' x 28' guest house** with 1 bedroom, 1 bath, kitchen, living room, and covered porch—perfect for guests or rental use. A **22' x 24' tool shed** is also located on Tract 1. The home is serviced by **Jackson Purchase Electric**, features **central heat and air, propane heat** with an **underground tank**, and **updated main-level windows** installed approximately 10 years ago.

**Quantity:** 1

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