

ABSOLUTE* AUCTION

(Sold subject to a \$500,000 minimum bid)

LENOX MASSACHUSETTS

"In the Heart of the Berkshire Mountains"

FEATURES:

- 2 1/2 Story Wood Framed, Antique Colonial.
- 9 Rooms, 4 Bedrooms & 2 1/2 Baths.
- Approximately 2,986 s/f of Living Area.
- Large Kitchen with Custom Maple Cabinetry and Built-In Lighting, Ceramic Tile Counters & Backsplashes and all Major Appliances. Additional Stairway to Upper Floors.
- Master Suite with Fireplace and Bay Window.
- Living Room with Fireplace, Bay Window & French Doors to Dining Room.
- Foyer, Den, Family Room & Laundry Room.
- Re-finished Wood Flooring & Trimwork.
- New Double & Triple Pane Windows.
- Finished Attic and Full Basement with Hatch.
- Architectural Shingle Roof & New Chimney.
- New Electrical & Plumbing throughout.
- New Boderus, 8 Zone Oil-Fired Baseboard Hot Water Heating System.
- New Central Air Conditioning System.
- New, Hard-wired Security System.
- 2 Car Garage with Automatic Door Opener.
- Enclosed Porch off Kitchen & a Wrap Around Porch.
- **MANY MORE EXQUISITE FEATURES, TOO NUMEROUS TO MENTION!**

**Send for Complete, Detailed
Bidder's Informational Package**

or

Visit our web site at
WWW.POSNIK.COM

2% Broker Incentive Offered

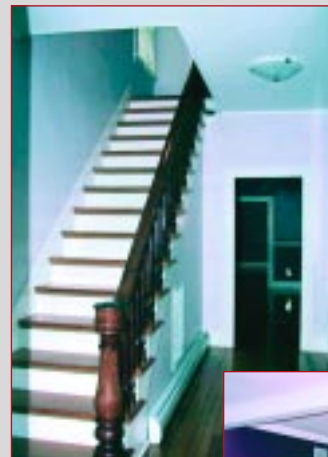
(Call auction Office for Details)

TERMS OF SALE:

\$25,000 Initial Deposit is required at time of auction, Cash or Certified Funds. Deposit to be increased to an amount equal to 10% of the Purchase Price within 10 business days. 5% Buyer's Premium applies. *Sold subject to a \$500,000 Minimum Bid. Other Terms to be announced at time of sale.

**Meticulously Restored – 2 1/2 Story
9 Room, Antique Colonial
Completely Renovated
Old World Charm with All New Systems!**

**SATURDAY, NOV. 15TH
at 11:00 AM**



FINANCING:

Offered by Berkshire Bank to qualified bidders.

For details please call:
Ms. Fran Premerlani
413-644-3547

INSPECTION TIMES:

**SUNDAY, NOV. 2ND & 9TH from 11 AM to 1PM
and
DAILY, NOV. 11TH thru 14TH from 1 PM to 4PM**

Visit our Website @ www.posnik.com

Aaron Posnik

AUCTIONEERS • APPRAISERS

Aaron Posnik & Co., Inc.
83 State Street • Springfield, MA 01103
(413) 733-5238 (Fax) 731-5946

Est. 1932
MA Auc. Lic. #161 • PA Lic. #AU-0038-R

Aaron Posnik & Co., Inc.
5 Great Valley Parkway, Suite 244 • Malvern, (Philadelphia) PA 19003
(610) 853-6655 (Fax) 853-6633

ABSOLUTE* AUCTION

LENOX, MASSACHUSETTS

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**Meticulously Restored – 2 1/2 Story
9 Room, Antique Colonial**

COMPLETELY RENOVATED

OLD WORLD CHARM WITH ALL NEW SYSTEMS!

35 Cliffwood Street LENOX, MASS.

To be sold on the premises

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or visit our web site at WWW.POSNIK.COM

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Springfield, MA 01103

First Class Mail
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Springfield, MA

RETURN SERVICE REQUESTED

SATURDAY, NOVEMBER 15TH AT 11:00 A.M.



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ABSOLUTE AUCTION*

LENOX is located in the heart of the Berkshire Mountains and is home to many of the regions finest cultural and tourist attractions, including: Tanglewood, The Boston Symphony, Jacob's Pillow, Norman Rockwell Museum, Chesterwood and a number of Ski Resorts.

LENOX is less than 140 miles from both New York City and Boston, MA. Located 10 minutes North of the Massachusetts Turnpike (Interstate 90, Exit 2), Lenox can be reached from the Boston area in about 2 1/2 hrs. and from the Metropolitan New York area in about 3 hrs.

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