

# PUBLIC AUCTION

• WILBRAHAM •

## ABSOLUTE AUCTION !

SOLD TO THE HIGHEST BIDDER, REGARDLESS OF PRICE!

**NEW CONSTRUCTION!**  
**10 ROOM / 4 BEDROOM**  
**± 5,300 S/F**  
**ENGLISH COUNTRY HOME**  
**on ± 9½ ACRES**

Lot 1, 6 Autumn Road WILBRAHAM, MASSACHUSETTS

To be sold on the premises

**FRIDAY, MAY 5<sup>TH</sup>** Starting at **12:00 NOON**



**OPEN HOUSE: SUNDAY, APRIL 23<sup>RD</sup> & 30<sup>TH</sup> - 11:00 AM to 1:00 PM**

**AUCTIONEER'S NOTE:** This is a once in a lifetime opportunity to buy this magnificent home, ready for sheet-rock and then CUSTOMIZED TO YOUR SPECIFIC TASTES! No detail has been overlooked in the design of this fine home.

**LAND:** ± 9 1/2 Acres of Land • Located on entire Cul de Sac • Installed & Approved Septic System • Installed & Tested Well •

**HOME:** 2 Story, Stick-Built Home with Fieldstone Chimney, Cedar Clapboard and Hardiplank Cedar Mill Primed Siding with 4' reveal and Azec Corner Trim • ± 5,300 s/f of Living Area Including ± 450 s/f Au Pair Suite • 8 to 10 Ft Ceiling throughout •

**First Floor includes:** Grand Entry with Bridge Overlooking Foyer and Living Room, Large Dining Room, Study w/ Fireplace, Open Kitchen, w/ Breakfast Area, Family Room w/ Fireplace, Master Suite w/ Large Master Bath and Dressing Rooms, Powder Room, Laundry and Pantry, Grand Living Room w/ 20' vaulted ceilings and Fireplace •

**Second Floor includes:** Au Pair Suite w/ Full Bath, 2 Large Bedrooms each with Full Bath, Teen Room and Large Storage Room.

**Basement Area:** 10 Ft Ceilings • Designed for 6 Rooms including Large Playroom, Possible Bedroom, Work Room, Storage Area and Constant Temperature Wine Grotto • Walkout to Patio •

**OTHER FEATURES INCLUDE:** 3 Car, Oversized Garage • Brazilian Mahogany Hardwood Deck • 6 Zone HVAC System w/ Radiant Heating on 1st Floor & Forced Warm Air on 2nd & Basement • Communication System w/ CAT V Wiring • Intercom System • KOLBE & KOLBE Doors & Windows • Patio • Porches •

**Terms of Sale:** \$25,000.00 Initial Deposit Cash or Certified Check. Deposit must be Increased to a Total Amount Equal to 10% of Purchase Price within 5 Business Days. 3% Buyer's Premium Applies. Other Terms to be Announced at Time of Sale.

**Aaron Posnik**

AUCTIONEERS • APPRAISERS

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Visit our Website @ [www.posnik.com](http://www.posnik.com)  
 Toll Free 1-877-POSNIK-1 (767-6451)

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

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

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

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 83 State Street  
 Springfield, MA 01103

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 First Class Mail  
 U.S. POSTAGE  
 PAID  
 Permit No. 12  
 Springfield, MA

RETURN SERVICE REQUESTED

# FRIDAY, MAY 5<sup>TH</sup> AT 12:00 NOON WILBRAHAM, MASSACHUSETTS



VIEW FROM CUL DE SAC



VIEW FROM BACK YARD



Send for Complete, Detailed  
**BIDDER'S INFORMATIONAL PACKAGE**  
 Or visit our Web-Site at  
**WWW.POSNIK.COM**

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