

WILBRAHAM

SOLD TO THE HIGHEST BIDDER, REGARDLESS OF PRICE!

NEW CONSTRUCTION! 10 ROOM / 4 BEDROOM \pm 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^{TH} Starting at 12:00 NOON



OPEN HOUSE: SUNDAY, APRIL 23RD & 30TH - 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

AUCTION

ABSOLUTE AUCTION!

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MA Auc. Lic. #161

Est. 1932

PA Auc. Lic. #AU-0038-R

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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

Visit our Website @ www.posnik.com Toll Free 1-877-POSNIK-1 (767-6451) Aaron Posnik & Co., Inc. 83 State Street • Springfield, MA 01103 (413) 733-5238 (Fax) 731-5946

Aaron Posnik & Co., Inc. 83 State Street Springfield, MA 01103

RETURN SERVICE REQUESTED

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

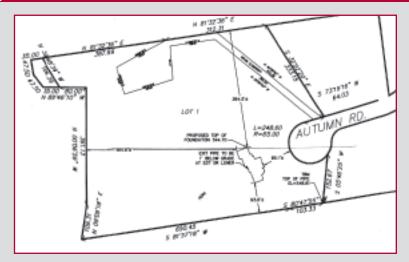
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VIEW FROM CUL DE SAC



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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