

# PUBLIC AUCTION

• FEEDING HILLS •

**SPECTACULAR**  
**± 4,150 S/F**  
**CONTEMPORARY HOME**  
**HIGH ATOP JUNIPER RIDGE**  
**with PANORAMIC VIEWS OF PIONEER VALLEY**

48 Juniper Ridge Drive

FEEDING HILLS, MASSACHUSETTS

TO BE SOLD ON THE PREMISES

**SATURDAY, AUGUST 26<sup>TH</sup> at 12:00 Noon**



## **OPEN HOUSE:**

**SUNDAY, AUG. 13<sup>th</sup> & 20<sup>th</sup> - 11:00 AM to 1:00 PM**



**Send for a BIDDER'S INFORMATIONAL PACKAGE**  
**or Visit our WEBSITE at [WWW.POSNIK.COM](http://WWW.POSNIK.COM)**

**TERMS OF SALE:** \$25,000.<sup>00</sup> Initial Deposit Cash or Certified Check. 5% Buyer's Premium Applies. Deposit must be increased to a Total Amount Equal to 10% of the Purchase Price within 5 Business Days.

**INSPECTION:** Morning of sale -  
11:00 AM to 12:00 noon.

### **AUCTIONEER'S NOTE:**

- ORIGINALLY CONSTRUCTED IN 1997 •
- ONE OF A KIND HOME - LOCATED HIGH ATOP JUNIPER RIDGE •
- ± \$80,000.<sup>00</sup> IN RECENT UPGRADES •

### **HIGHLIGHTS:**

- ± 1/2 Acre of Land • ± 10 Miles from Downtown Springfield •
- Town Water • Town Sewer • Magnificent Views of Pioneer Valley •
- 9 Rooms, 4 Bedrooms, 2 1/2 Baths • ± 4,150 S/F of Living Area •
- Vinyl Sided • 50 Yr. Architectural Style Roof •
- Pella Double Hung & Casement Windows - Most with "Between Glass Blinds" •
- Crown Molding • Raised Panel, Solid Wood Doors •
- 2-Zone, Gas-Fired Forced Warm Air Heating Syst. • Central Vac •
- Bose Surround Sound Stereo System •
- Hard-Wired Security, Smoke Detector & Carbon Monoxide Systems •

### **FIRST FLOOR INCLUDES:**

- Gourmet Kitchen w/ Double Sided Fireplace & Granite Countertops •
- Dining Room w/ Spectacular Views & Double Sided Fireplace •
- Huge, Front to Back Living Room • 2 Story Foyer •
- Large Den or Family Room • Laundry Room •
- French Doors to Large Rear Deck • Covered Front Portico •

### **SECOND FLOOR INCLUDES:**

- Large Master Suite w/ Gas-Fired Fireplace, Walk-In Closets & Master Bath w/ Jacuzzi Tub, Over-Sized Shower & Dual Vanities •
- (3) Large Bedrooms w/ Ample Closet Space • Full Bath •
- Large Center Hall Landing • Covered Front Portico •

### **LOWER LEVEL INCLUDES:**

- Huge Recreation Room w/ Berber Carpet •
- Finished Storage Area w/ Carpet •
- ± 1,100 S/F Unfinished Storage Area • Oversized 3 Car Garage •

**Aaron Posnik**

**AUCTIONEERS • APPRAISERS**

**OTHER TERMS TO BE ANNOUNCED AT TIME OF SALE**

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### Aaron Posnik

AUCTIONEERS • APPRAISERS

MA Auc. Lic. #161  
PA Auc. Lic. #AU-003822-R  
Est. 1932

Visit our Website @ [www.posnik.com](http://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

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5 Great Valley Parkway, Suite 244 • Malvern, (Philadelphia) PA 19003  
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Springfield, MA 01103

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

RETURN SERVICE REQUESTED

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