

PUBLIC AUCTION

• PALMER, MASSACHUSETTS •

BREATHTAKING – CUSTOM BUILT

±3,560 S/F

9 ROOM / 4 BEDROOM

CONTEMPORARY HOME

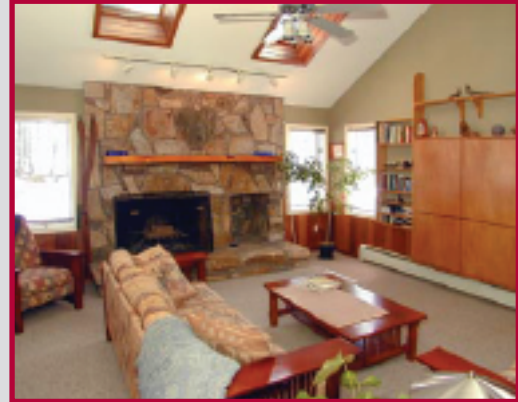
ON A BEAUTIFULLY LANDSCAPED

±1½ ACRE LOT

3 Old Farm Road PALMER, MASSACHUSETTS

To be sold on the premises

WEDNESDAY, OCTOBER 11TH AT 1:00 P.M.



- Custom Built in 1993 •
 - Manicured Lawns with Fire Pond •
 - Private Water • Private Septic •
 - 2 1/2 Story Contemporary Home
- with Vinyl Siding & Steel Beam Construction •
- 9 Rooms, 4 Bedrooms and 3 Full Baths •

FEATURES INCLUDE:

FOYER with Mahogany Door and Cut Glass Side Lights, Cherry Wood Floor with Walnut Edging and Granite Inlay, Coat Closet and Chandelier

KITCHEN which opens to Family Room, Glass Door to Deck, Pickled Oak Cabinetry, Breakfast Bar, Breakfast Area with Double Window overlooking yard and Recessed Lighting

LIVING ROOM has Cherry Wood Floor with Walnut Edging and Granite Inlay, Triple Glass Atrium Door to Deck, 12 Ft Ceiling with Fan

DINING ROOM with a Large Archway to the Living Room, Double Window and Carpeting

FAMILY ROOM has a 9-Ft wide Stone Fireplace with Raised Hearth, Cathedral Ceiling with 2 Skylights, Ceiling Fan and Built-In Entertainment Center

MUD HALL with Outside Entrance, Storage and Laundry Area

MASTER BEDROOM SUITE Large King-size Suite with Atrium Door to Deck, Walk-In Closet, Master Bath with Jacuzzi & Shower and Double Bowl Vanity

2 ADDITIONAL BEDROOMS one with Cathedral Ceiling and both with Wall to Wall Carpeting

SECOND FLOOR INCLUDES:

OFFICE AREA or **RECREATION ROOM** with Knotty Pine Cathedral Ceiling, Alcove, Maple Floor, Circle Window, Built Ins, and Walk-In Storage Closet

4th BEDROOM or **BONUS ROOM** with Slider to Balcony, Skylight, Plumbed for Additional Kitchen

- 3 CAR HEATED GARAGE
- WEIL-McLAIN 3-ZONE HEATING SYSTEM, GAS FIRED
- NEWMAC WOOD FURNACE (BACKUP)
- CENTRAL VACUUM • SECURITY SYSTEM
- 200 AMP. ELECTRIC SERVICE
- WHOLE HOUSE FAN
- WALKOUT BASEMENT
- INGROUND SPRINKLER SYSTEM

2% BROKER INCENTIVE OFFERED

Call Auction Office for Details

OPEN HOUSE:

SUNDAY, OCTOBER 1st & 8th

From 2:00 to 4:00 PM

Send for

BIDDER'S INFORMATIONAL PACKAGE

Or visit our WEBSITE at

WWW.POSNIK.COM

TERMS OF SALE:

\$20,000.00 Initial Deposit in Cash or Certified Check. Deposit must be increased to a Total Amount equal to Ten Percent of the 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
Toll Free 1-877-POSNIK-1 (767-6451)

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

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
(610) 853-6655 (Fax) 853-6633

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Springfield, MA 01103

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RETURN SERVICE REQUESTED

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