

PUBLIC AUCTION

• SUFFIELD, CONNECTICUT •

ABSOLUTE AUCTION!

(SOLD TO THE HIGHEST BIDDER REGARDLESS OF PRICE)

11 ROOM / 4 BEDROOM

ANTIQUe FARMHOUSE

with LARGE BARN BUILDING

±3½ ACRE LOT

391 South Main Street SUFFIELD, CONNECTICUT

To be sold on the premises

SATURDAY, OCTOBER 14TH AT 12:00 NOON



Originally Built in 1720, this Gracious 11 Room, 4 Bedroom Antique Farmhouse is adorned with Exposed Posts & Beams, Wide Board Floors, Custom Woodwork and Antique Brick Fireplaces, while blended with many Modern Conveniences. The Property extends back over 800 Feet and includes almost 4 Acres of Naturally Terraced Grounds where you can enjoy the Tree Lined Sitting Area with Hardscape Stone Walls overlooking the Rear Yard and "Stony Brook".

PROPERTY FEATURES

- ± 3,200 S/F of Living Area including 11 Rooms, 4 Bedrooms & 3 Full Baths
- Public Water & Sewer
- 4 Horse Stall, 2 Story Carriage Barn with Storage & Tool Shed
- ± 4 Acres of Land

FIRST FLOOR:

- Antique Double Door Entryway with Glass Transom.
- Living Room with Brick Fireplace, Built-In Bookcase & Oak Flooring.
- Dining Room with 8" to 12" Wide Board Pine Floor, Built-in Corner Hutch & Brass Chandelier.
- Kitchen with Cherry Wood Cabinetry, Breakfast Nook, Bow Window, Slider to Patio, Bath & Laundry Area.
- Den with Brick Fireplace, Built-in Wood Scuttle & TV Center and Double Doors to Sun Room.
- Family Room with Cathedral Ceiling, Oak Floor and Double Doors to Sun Room.
- Office with Built-in Bookcases, Wet Bar & Oak Floor.
- 36 Ft long Sun Room with 2 Story Floor to Ceiling Windows and Brick Floor.

SECOND FLOOR:

- King Size Master Bedroom with Exposed Posts & Beams, Wide Board Pine Floor, Built-ins and (2) Closets.
- (2) Bedrooms with Wide Board Pine Floors, Closets & Track Lighting.
- Full Bathroom with Ceramic Tile Floor and Jacuzzi Tub.
- Large In-Law or Teen Suite with Exposed Posts & Beams, Cathedral Ceiling, Built-in Window Seat, Closets, Full Bath, and Adjacent Den or Sitting Room.

BASEMENT:

- Full Basement with Outside Hatchway.
- Updated 200 Amp. Electric Service with Circuit Breakers.
- 2) Weil-McLain Gold Oil Heating Systems with Beckett Oil Fired Burners.
- 80 Gal. Hot Water Heater.

BARN BUILDING:

- 4 Horse Stall 2 Story Carriage Barn with Storage & Tool Shed.
- Possible Light Commercial Usage.

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.

2% BROKER INCENTIVE OFFERED

Call Auction Office for Details

OPEN HOUSE:

SUNDAY, OCTOBER 1st & 8th

From 11:00 AM to 1:00 PM

Send for

BIDDER'S INFORMATIONAL PACKAGE

Or visit our WEBSITE at WWW.POSNIK.COM

Aaron Posnik

AUCTIONEERS • APPRAISERS

In conjunction with Debra Colli, REB #0055400

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

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.
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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