

# PUBLIC AUCTION

*Mt. Tom Village*

311 EAST STREET

EASTHAMPTON, MASSACHUSETTS



Completed Unit #1



Completed Unit #18



Framed Units



FOUNDATION



INTERIOR ROAD

**2% BROKER INCENTIVE OFFERED!!!**

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

INSPECTIONS: Saturday, Aug. 28<sup>TH</sup> - 10:00 A.M. to 2:00 P.M. & Morning of Sale - 8:30 A.M. to 11:00 A.M.

★ CLOSE PROXIMITY TO INTERSTATE 91, AREA SHOPS, SERVICES AND ALL AMENITIES ★

## MT. TOM VILLAGE

• LOCATION • LOCATION • LOCATION •

**LAND: ±5 ACRES**

### IMPROVEMENTS:

★ COMPLETED (6) ROOM TOWNHOUSE STYLE CONDOMINIUM UNIT (BUILT 2009) (UNIT #1) ★

★ COMPLETED (5) ROOM RANCH STYLE CONDOMINIUM UNIT (BUILT 2009) (UNIT #18) ★

EACH W/ ±2,000 S/F OF LIVING SPACE INCLUDING:

- (2) BEDROOMS • (2) FULL BATHS • LIVING ROOM/DINING ROOM W/ CATHEDRAL CEILING •
- KITCHEN • OPEN PORCH • FULL BASEMENT • CENTRAL AIR CONDITIONING •
- GAS FORCED AIR HEAT • HARDWOOD FLOORS • GAS FIREPLACE • CITY WATER & SEWER •

★ MANY MORE EXTRAS ★

★ (5) FRAMED TOWNHOUSE & RANCH STYLE CONDOMINIUM UNITS (BUILT 2009) (UNIT #'S 2,11,12,19 & 20) ★

★ (2) FOUNDATIONS POURED FOR (4) UNITS ★

★ PERMIT TO DEVELOP (8) ADDITIONAL UNITS ★

INFRASTRUCTURE IN PLACE FOR REMAINING UNITS • PAVED DRIVEWAY, ETC., ETC.

• OCCUPANCY IN THE PROJECT IS RESTRICTED TO THE AGE LIMITS FOR ALL OCCUPANTS TO 55 OR OLDER, UNLESS THEY ARE ATTENDANTS TO PARENTS OF DISABLED PERSONS •

TO BE OFFERED FOR SALE IN ITS' ENTIRETY AND INDIVIDUAL UNITS

**Aaron Posnik**

AUCTIONEERS • APPRAISERS

# PUBLIC AUCTION

• EASTHAMPTON, MASSACHUSETTS •

## CONDOMINIUM DEVELOPMENT

• ±5 ACRES OF LAND •



INCLUDING

- (2) COMPLETED UNITS • (5) FRAMED UNITS •
- (2) FOUNDATIONS •

★ PERMITS TO DEVELOP (8) ADDITIONAL UNITS ★

311 EAST STREET EASTHAMPTON, MASSACHUSETTS

TO BE SOLD IN ITS' ENTIRETY AND INDIVIDUALLY ON THE PREMISES  
**WEDNESDAY, SEPT. 8<sup>TH</sup> AT 11:00 A.M.**

SALE PER ORDER OF MORTGAGEE

GARY P. SHANNON, ESQ.

OF THE FIRM OF DOHERTY, WALLACE, PILLSBURY AND MURPHY, P.C.

ONE MONARCH PLACE, SPRINGFIELD, MA

ATTORNEYS FOR MORTGAGEE

### Aaron Posnik

AUCTIONEERS • APPRAISERS

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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83 State Street  
Springfield, MA 01103

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Aaron Posnik & Co., Inc.  
P.O. Box 247 • Malvern, (Philadelphia) PA 19003  
(610) 853-6655 (Fax) 853-6633

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TERMS AND ORDER OF SALE

- ★ LOT (1) THE PREMISES TO BE OFFERED FOR SALE IN ITS ENTIRETY ★  
(INCLUDING LOTS 2-5 AS DESCRIBED BELOW)  
\$50,000.00 DEPOSIT CASH OR CERTIFIED FUNDS.

**INDIVIDUALLY:**

- LOT (2) COMPLETED TOWNHOUSE UNIT #1 - \$10,000.00 DEPOSIT CASH OR CERTIFIED FUNDS.
- LOT (3) COMPLETED RANCH UNIT #18 - \$10,000.00 DEPOSIT CASH OR CERTIFIED FUNDS.
- LOT (4) FIVE FRAMED UNITS #S 2, 11, 12, 19, 20 - \$20,000.00 DEPOSIT CASH OR CERTIFIED FUNDS.
- LOT (5) TWO FOUNDATIONS & PERMITS TO DEVELOP (8) ADDITIONAL UNITS -  
\$10,000.00 DEPOSIT CASH OR CERTIFIED FUNDS.  
5% BUYERS PREMIUM APPLIES.

DEPOSITS MUST BE INCREASED TO 10% OF PURCHASE PRICE WITHIN 10 BUSINESS DAYS.  
OTHER TERMS TO BE ANNOUNCED AT TIME OF SALE

**INSPECTIONS:** SATURDAY, AUG. 28<sup>TH</sup> 10:00 A.M. - 2:00 P.M. & MORNING OF SALE 8:30 A.M. - 11:00 A.M.



UNIT #S 11 & 12



UNIT #S 1 & 2



UNIT # 18



UNIT #S 19 & 20

SEND for BIDDERS INFORMATIONAL PACKAGE  
or Visit our Website at [WWW.POSNIK.COM](http://WWW.POSNIK.COM)

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# PUBLIC AUCTION

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OVER 55/AGE RESTRICTED 44 UNIT

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• ±5 ACRES OF LAND •



INCLUDING

- (2) COMPLETED UNITS • (5) FRAMED UNITS •
- (2) FOUNDATIONS •

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