

# PUBLIC AUCTION



• **DEVELOPMENT RIGHTS** •  
**(35) HOME SITES**

**55 + OVER ADULT CONDOMINIUM COMMUNITY**

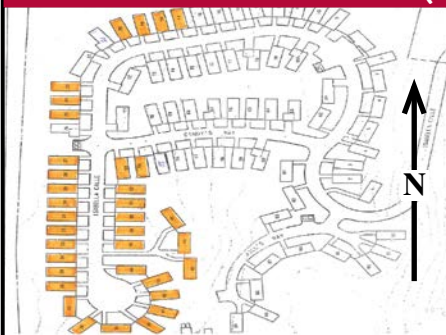
• **SINGLE STORY RANCH STYLE CONDOMINIUM** •

• **2- STORY SINGLE FAMILY STYLE HOME** •

• **2- STORY COMMERCIAL OFFICE / RETAIL BUILDING** •

**THURSDAY, JULY 19<sup>TH</sup> STARTING AT 11:00 A.M.**  
**STAFFORD SPRINGS, CONNECTICUT**

• **DEVELOPMENT RIGHTS • (35) APPROVED HOME SITES • 92 FURNACE AVENUE • AT 11:00 A.M. •**



- (35) Approved Home Sites in a (92) Unit Condominium Community •
- (9) Completely Ready to Build Home Sites •
- (26) Remaining Sites Need Some Infrastructure Work •
- ± 300' Main Sewer Line Needs to be Completed •
- ± 600' Electrical Service Needs to be Completed •
- ± 600' Main Water Line Needs to be Completed •
- Storm Drains Installed for Entire Project •
- Remaining Roads Boxed Out • Single Story Clubhouse •

★ **LOCATED IN ISABELLA'S COURT CONDOMINIUM COMPLEX** ★

**TERMS OF SALE: \$50,000.00 DEPOSIT CERTIFIED FUNDS**

• **RANCH STYLE CONDOMINIUM UNIT (UNIT #74) 92 FURNACE AVENUE • AT 11:00 A.M. •**



- Ranch Style Condominium Unit ( Unit #74) •
- ± 1,170 S/F of Living Area • Total of (4) Rooms w/ (2) Bedrooms & (1 ½) Baths •
- Oil FWA Heat & Central Air • Full Basement w/ Walkout •
- Hardwood, Carpeted & Vinyl Floors • One Car Attached Garage • Dishwasher •
- Oven • Refrigerator • Microwave • Custom Cabinets •

★ **LOCATED IN ISABELLA'S COURT CONDOMINIUM COMPLEX** ★

**TERMS OF SALE: \$15,000.00 DEPOSIT CERTIFIED FUNDS**

• **2 – STORY SINGLE FAMILY STYLE HOME • 90 FURNACE AVENUE • AT 11:30 A.M. •**



- 2 – Story Single Family Home • ± 1,300 S/F of Living Area •
- Total of (6) Rooms w/ (3) Bedrooms & (1) Bath • Oil Steam Heat • Full Basement •
- Hardwood & Vinyl Floors • Private Well • Public Sewer •

★ **SUBJECT TO ZONING APPROVAL** ★

**TERMS OF SALE: \$15,000.00 DEPOSIT CERTIFIED FUNDS**

• **2 – STORY COMMERCIAL OFFICE / RETAIL BUILDING • 79 WEST STAFFORD ROAD AT 1:00 P.M. •**



- 2 – Story Brick Commercial Office/ Retail Building w/ Attached 2-Story Retail Building •
  - ± 5,335 S/F of Gross Building Area • ½ Acre • Paved Parking for ± 15 Vehicle (Potential Rear Parking) • Private Well & Septic (Public Water & Sewer Available) •
  - Oil Hot Water Baseboard Heat & Central Air Conditioning (3) Zones • Partial Basement
- OFFICE BUILDING (1ST FLOOR):**
- ± 2,465 S/F • (5) Private Offices • (1/2) Bath • Large Commercial/ Retail Area w/ Fireplace • Carpeted & Vinyl Floors •
- 2nd FLOOR:**
- Large Open Office Area • (1/2) Bath • Executive Private Office w/ Full Bath • Kitchenette •
- 2 – STORY ATTACHED BUILDING:**
- 1ST FLOOR: Large Open Commercial/Retail Area • (1/2) Bath • Vinyl Floors • 2nd Floor Open Area •

★ **PRIME LOCATION** ★

**TERMS OF SALE: \$15,000.00 DEPOSIT CERTIFIED FUNDS**

**1% BROKER INCENTIVE OFFERED!!!**

**Aaron Posnik**

**SALE PER ORDER OF OWNER**

**AUCTIONEERS • APPRAISERS**

OWNER'S SALE BY

# PUBLIC AUCTION

• STAFFORD SPRINGS, CONNECTICUT •

- **DEVELOPMENT RIGHTS** •
- (55+ ADULT COMMUNITY)**
- RANCH STYLE CONDOMINIUM •
- SINGLE FAMILY HOME •
- **COMMERCIAL OFFICE/RETAIL BUILDING** •

**THURSDAY, JULY 19<sup>TH</sup> STARTING AT 11:00 A.M.**

**STAFFORD SPRINGS, CONNECTICUT**

TO BE SOLD INDIVIDUALLY ON THE PREMISES AT  
THE FOLLOWING TIMES & LOCATIONS:

TIME	DESCRIPTION	ADDRESS
11:00 A.M.	DEVELOPMENT RIGHTS	92 FURNACE AVENUE
11:00 A.M.	RANCH STYLE CONDO. #74	92 FURNACE AVENUE
11:30 A.M.	SINGLE FAMILY HOME	90 FURNACE AVENUE
1:00 P.M.	COMMERCIAL BUILDING	79 W. STAFFORD RD.

**INSPECTIONS:**

92 FURNACE AVENUE  
9:00 A.M TO 11:00 A.M. OR UPON REQUEST  
79 WEST STAFFORD ROAD  
11:00 A.M. TO 1:00 P.M. OR UPON REQUEST

**Aaron Posnik**

**AUCTIONEERS • APPRAISERS**



MA Auc. Lic. #161  
PA Auc. Lic. #AY000241L  
Est. 1932

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Toll Free 1-877-POSNIK-1 (767-6451)

Aaron Posnik & Co., Inc.  
31 Capital Drive • West Springfield, MA 01089  
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RETURN SERVICE REQUESTED

## THURSDAY, JULY 19<sup>TH</sup> STARTING AT 11:00 A.M. STAFFORD SPRINGS, CONNECTICUT

### DEVELOPMENT RIGHTS



### COMMERCIAL BUILDING



- **DEVELOPMENT RIGHTS** •
- (55+ ADULT CONDOMINIUM COMMUNITY)**
- RANCH STYLE CONDOMINIUM #74 •
- SINGLE FAMILY HOME •
- **COMMERCIAL OFFICE/RETAIL BUILDING** •

**TERMS OF SALE:**

ALL DEPOSITS TO BE INCREASED TO  
10% OF PURCHASE PRICE WITHIN (5) BUSINESS DAYS.  
6% BUYER'S PREMIUM APPLIES PER PROPERTY.  
OTHER TERMS TO BE ANNOUNCED AT TIME OF SALE.

**INSPECTIONS:**

**92 FURNACE AVENUE:**

9:00 A.M. TO 11:00 A.M. OR UPON REQUEST

**79 WEST STAFFORD ROAD:**

11:00 A.M. TO 1:00 P.M. OR UPON REQUEST

### SINGLE FAMILY HOME



### MODEL HOME



### SALE PER ORDER OF OWNER

In Conjunction with  
Chestnut Oak Associates  
REB. 0790365

**1% BROKER INCENTIVE OFFERED!!!**

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