

AUCTION



Gracious 5 Acre Estate
Along the Watchung Mountain Ridge
August 6th 7 PM



Max Spann Real Estate & Auction Co.
P. O. Box 4992
Clinton, New Jersey 08809

www.maxspann.com



A licensed NJ Real Estate Broker

TERMS AND CONDITIONS

Registration: By fax and at open houses.

Date and Place of Auction: August 6, 2014 @7PM,
Somerset Hills Hotel, 200 Liberty Corner Rd, Warren NJ 07059

Terms of Sale: A 10% deposit of the contract price is required auction day upon execution of the contract. All bidders must be pre-registered and are required to have a bank cashier's check in the amount of \$75,000. This check should be made payable to yourself and endorsed to Escrow Holder after completion of auction. A second check is required in the form of a personal check for the balance of the 10% deposit. **NO EXCEPTIONS PLEASE!**

A 10% Buyer's Premium will be added to the final bid and be included in the total contract price. Property is guaranteed to sell at or above minimum bid of \$1,250,000. Auctioneer reserves right to deny admittance to any person. Auctioneer may alter terms of sale through announcement on Auction Day.

Contract: The successful high bidder will be required to sign a contract of sale immediately upon the conclusion of the auction with the deposit acting as a down payment (earnest money). This is an Auction Sale and is not subject to an attorney review period. Contract of sale was prepared by Seller's Counsel and should be reviewed prior to the auction.

Closing: Will be on or before 45 days following the Auction Date. Payment of the balance of purchase price by certified check or bank cashiers check.

Broker Participation: Invited, call for details.

Disclaimer: THE PROPERTY IS SOLD "AS IS". All information regarding the properties for sale are from sources deemed reliable, but no warranty or representation is made by the Seller, Auctioneer, Realtor, Affiliates or Employees of the Realtor as to the accuracy or reliability thereof and same is subject to errors, omissions, other conditions, or withdrawal without notice. Prospective Purchasers must rely solely upon their own investigations and due diligence.

Financing: Available to qualified buyers, purchase is not contingent on purchaser financing.

AUCTION

Minimum Bid \$1,250,000. Originally Offered at \$3M

GRACIOUS 5 ACRE ESTATE ALONG THE WATCHUNG MOUNTAIN RIDGE

AUGUST 6TH 7 PM
GREEN BROOK, SOMERSET COUNTY, NJ



Minimum Bid \$1,250,000. Originally Offered at \$3M

SERENTIY AND PRIVACY ALONG THE WATCHUNG MOUNTAIN RIDGE

STYLE AND GRANDEUR

- 6,800⁺ SF Estate Residence situated on 5 acres in a park like setting, abuts Washington Rock State Park
- Architectural details throughout this Grand Estate Residence with 5 Bedroom, 4 full and 2 half-baths plus carriage house
- Sun drenched family room with fireplace and living room for casual and formal entertaining, all with picturesque views of the grounds
- Second floor artist studio with generous lighting through skylights and floor-to-ceiling windows or convert to office/kids playroom with separate staircase to first floor
- Expansive deck & stone patio overlooking the lushly manicured grounds
- Fantastic central NJ location, convenient to Routes 22 & 78, New York City Transportation, shopping and world class dining. Excellent school system

PREVIEW DATES:

- 12-2 PM, Sunday, July 13th
- 12-2 PM, Sunday, July 20th
- 4-6 PM, Wednesday, July 23rd
- 12-2 PM, Sunday, July 27th

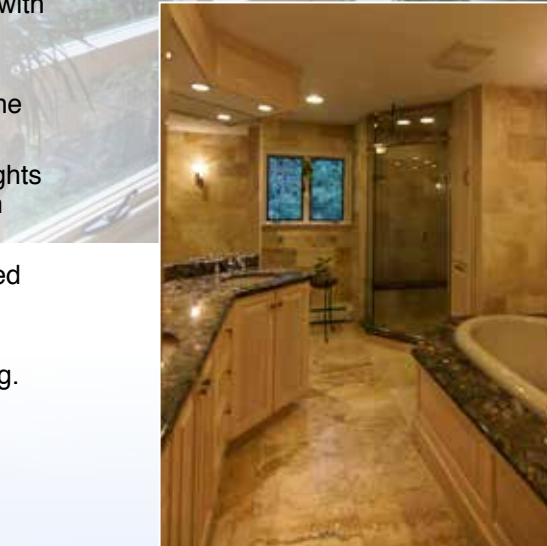


33 ROCK ROAD EAST, GREEN BROOK,
SOMERSET COUNTY NJ 08812

Property Directions:

From NYC Metro Area: Take Route 78 West to exit 40 for the Plainfields/Watchung/CR-531. Take Left at the end of the ramp onto Hillcrest Rd. At the T, turn Right onto Valley Rd. At the watchung circle take the 2nd Right onto Mountain Blvd/CR-527. Continue for approximately 1.4 miles, after the Twin Brooks Country Club take the next Left onto Washington Rock Rd. In 1/2 mile the road turns into Rock Road East. In 0.4 of a mile the property is on the Right, 33 Rock Road East.

AUCTION LOCATION: Somerset Hills Hotel
200 Liberty Corner Rd, Warren, NJ



Luxurious Master Bath with imported tile and European accents



Sun drenched Gourmet Kitchen and breakfast nook with picturesque views of the grounds



Spacious Living Room for formal and informal gatherings



54' In-ground Gunite Pool



Carriage House with 2 bedroom, 2 bath, full kitchen and attached 10 car clear span garage



Tranquil Koi Pond

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