

AUCTION

Prestigious North Caldwell Essex County, NJ

November 14th 7 PM

Minimum Bid \$900,000

Originally Offered at \$1.845M



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: November 14, 2013 @7PM, Residence Inn West Orange, 107 Prospect Avenue, West Orange, New Jersey 07052.

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 \$50,000. 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.

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 \$900,000
ORIGINALLY OFFERED AT \$1.845M

EXQUISITE STATELY HOME IN
PRESTIGIOUS NORTH CALDWELL, NJ

NOVEMBER 14TH 7 PM



MINIMUM BID \$900,000
ORIGINALLY OFFERED AT \$1.845M

EXQUISITE STATELY HOME IN ONE OF NEW JERSEY'S MOST DESIRABLE LOCATIONS

STYLE AND GRANDEUR

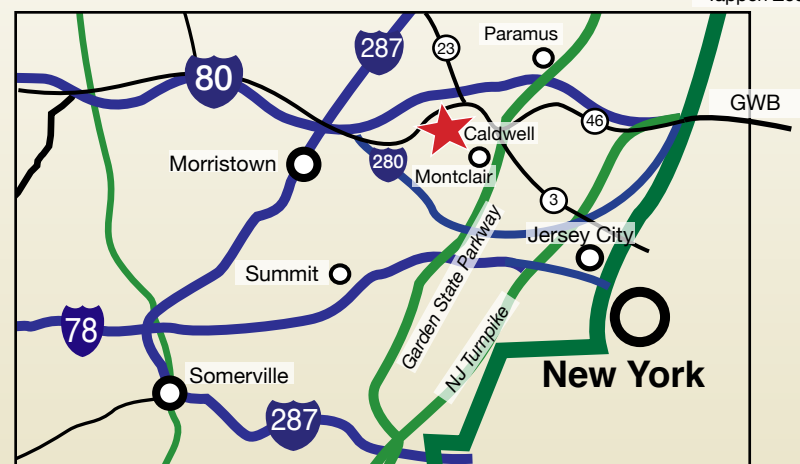
- Majestic home featuring 5 bedrooms 4 1/2 bathrooms, located on a cul-de-sac street in an estate neighborhood situated on 2.2[±] private impeccably landscaped acres in parklike setting
- 5,750[±] Square foot home plus 2,250[±] square foot basement with 9 1/2' ceilings awaiting your custom finishes
- Grand entrance with Mahogany doors open onto the exquisite foyer of granite and marble
- First floor features rich cherry wood floors throughout, Gourmet kitchen with butlers and walk-in pantry, family room with fireplace, library/office, formal and informal dining. French doors lead to private rear yard setting
- Radiant heat in family room, kitchen, library/office, and upstairs bathrooms
- Master bedroom suite with gas fireplace, sumptuous spa bath and large walk-around closet
- Additional second floor suite with sitting area and full bath. Utilize as an au-pair suite or guest suite, with private rear staircase
- 4 Zone High Efficiency HVAC system. 5 Zone radiant heat system. Commercial telephone and intercom system throughout. 3 Car heated garage
- Prime North Caldwell location with access to every major New Jersey artery-Routes 3, 23, 46, I-80 & I-280



5 Rickland Drive, North Caldwell, NJ 07004

PREVIEW DATES:

12-2 PM, Sunday, October 13th
12-2 PM, Sunday, October 20th
12-2 PM, Sunday, October 27th
12-2 PM, Sunday, November 3rd



Auction Date: Thursday, November 14th 7 PM

AUCTION LOCATION:

Residence Inn West Orange
107 Prospect Avenue, West Orange, New Jersey 07052

DIRECTIONS: 5 Rickland Drive, North Caldwell, Essex County, NJ 07006

From GW Bridge: Take Route 80 West to exit 53 for Route 23 South toward Verona. Continue on Route 23 South, after crossing over Route 46 in 2.2 miles, take a sharp Right onto W Lindsley Rd then immediately make the Left onto Mountain Ave/CR-527. Continue for 2 miles on Mountain Ave, turn Left onto Fox Run, take first Right onto Rickland Drive. Property is on the Left.

From the GS Parkway points South: Take Garden State Parkway North to exit 145 for Route 280 West. Continue on Route 280 West to exit 7 for Pleasant Valley Way toward Verona. Take slight Right onto Pleasant Valley Way. Continue onto Lakeside Ave. Turn Left onto Bloomfield Ave and continue for 1 mile. Turn Right on Mountain Ave and continue for 1 mile. Turn Right onto Windridge Drive, then in 1/2 mile take Left onto Rickland Drive. Property is on the Left.

HOW TO OWN THIS HOME:

- 1) Go online at www.maxspann.com and sign up for a Property Information Package.
- 2) Preview the Property at the Open House.
- 3) Attend the Auction and Bid Your Price.

888-299-1438 / www.maxspann.com

