

PUBLIC AUCTION

• PITTSFIELD, MASSACHUSETTS •

★ **HISTORIC BUILDING** ★
 (8) UNIT
BED & BREAKFAST
 WITH OWNER'S UNIT
FURNISHINGS, FIXTURES & EQUIPMENT
 AND
2-STORY CARRIAGE HOUSE

74 Wendell Avenue PITTSFIELD, MASSACHUSETTS
 TO BE SOLD ON THE PREMISES IN ITS ENTIRETY AND SEPARATELY

THURSDAY, OCTOBER 13TH AT 11:00 A.M.



★ LISTED IN THE NATIONAL REGISTER OF HISTORIC PLACES ★

(8) UNIT BED & BREAKFAST

- IS A ±10,560 S/F HISTORIC 3-STORY (8) UNIT BED & BREAKFAST •
- ±½ ACRE OF LAND • TOTAL OF (8) UNIQUE GUEST ROOMS, ALL W/ PRIVATE BATHS • GAS-STEAM HEAT • A/C UNITS • GAS FIREPLACES •
- WET BARS • WI-FI • MAPLE, OAK, MAHOGANY & BLACKWOOD FLOOR •
- CENTRX PHONE SYSTEM • CITY WATER & SEWER •
- ± 95 FT. OF FRONTAGE ALONG WEST SIDE OF WENDELL AVE. •
- FIRE & SECURITY SYSTEM • ZONED: RM-RESIDENTIAL •
- FIRST FLOOR:** ELEGANT ENTRY FOYER • PARLOR • DINING ROOM •
- KITCHEN • (2) GUEST SUITES •
- SECOND FLOOR:** (4) GUEST SUITES, W/ COMMON AREA •
- THIRD FLOOR:** (2) GUEST SUITES, W/ COMMON AREA •
- BASEMENT:** ONE BEDROOM OWNER'S UNIT • LAUNDRY ROOM •
- BOILER ROOM • STORAGE AREA •

CARRIAGE HOUSE

- 2-STORY WOOD FRAMED CARRIAGE HOUSE • (5) TOTAL ROOMS •
- ±5,000 S/F • SLATE ROOF • PARTIAL BASEMENT • ELECTRICITY • ETC. • ETC. •

TERMS AND ORDER OF SALE:

ENTIRETY: \$30,000.00 DEPOSIT CASH OR CERTIFIED FUNDS.
REAL ESTATE: \$25,000.00 DEPOSIT CASH OR CERTIFIED FUNDS.
PERSONAL PROPERTY: (TO BE SOLD IN ITS ENTIRETY) \$5,000.00 DEPOSIT CASH OR CERTIFIED CHECK.
 5% BUYERS PREMIUM APPLIES FOR ALL SALES.
 ALL DEPOSITS TO BE INCREASED TO 10% OF PURCHASE PRICE WITHIN 5 BUSINESS DAYS.
 OTHER TERMS TO BE ANNOUNCED AT TIME OF SALE.
INSPECTION: SATURDAY, OCTOBER 1ST - 10:00 A.M. TO 2:00 P.M.
 & DAY OF SALE -9:00A.M. TO 11:00 A.M.

PERSONAL PROPERTY

RESTAURANT EQUIPMENT:

- FRIDGIDARE 6B GAS STOVE • KITCHEN AID DISH WASHER •
- 2D UPRIGHT REFRIG. • COFFEEMAKER •
- BUNN COFFEE GRINDER • MIXER • MICROWAVE •
- POTS, PANS GLASSWARE, DISHWARE, FLATWARE •

FIXTURES, FURNISHINGS & EQUIPMENT:

- MIRRAPIANO UPRIGHT PIANO • W. ALEX WILSON GRANDFATHER CLOCK • ASS'T. TABLES • LOVESEATS •
- ORIENTAL RUGS • WOODS DESKS • LAMPS •
- ROCKING CHAIRS • ASS'T. CHAIRS • WASHER & DRYER •
- LARGE QTY. OF BED SHEETS, BEDSPREADS, PILLOWS, LINENS • ETC. • ETC. •

GUEST ROOMS:

- KING & FULL BEDS, SOME WITH CANOPY'S •
- DRESSERS • ASS'T COFFEE & END TABLES •
- TABLE & FLOOR LAMPS • UPH. CHAIRS, SOFAS & LOVESEATS • COLOR TV'S • WHIRLPOOL BATHS IN SOME ROOMS • MIRRORS • ORIENTAL AREA RUGS •
- WOOD TV STANDS • UNDERCOUNTER REFRIG.'S •
- WOOD DESKS • TEA CARTS • ETC. • ETC. •

SALE PER ORDER OF MORTGAGEE & SECURED PARTY
 GARY S. FENTIN ESQ.

OF THE FIRM OF **SHATZ, SCHWARTZ & FENTIN, P.C.**
 1441 MAIN STREET, SPRINGFIELD, MA
 ATTORNEY FOR MORTGAGEE & SECURED PARTY

2% BROKER INCENTIVE OFFERED!!!

Aaron Posnik

AUCTIONEERS • APPRAISERS

PUBLIC AUCTION

• PITTSFIELD, MASSACHUSETTS •



"THE THADDEUS CLAPP HOUSE"

• CIRCA 1871 •

**74 WENDELL AVENUE
PITTSFIELD, MASSACHUSETTS**

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Visit our Website @ www.posnik.com
Toll Free 1-877-POSNIK-1 (767-6451)

MA Auc. Lic. #161
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Est. 1932

Aaron Posnik & Co., Inc.
83 State Street • Springfield, MA 01103
(413) 733-5238 (Fax) 731-5946

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P.O. Box 247 • Malvern, (Philadelphia) PA 19003
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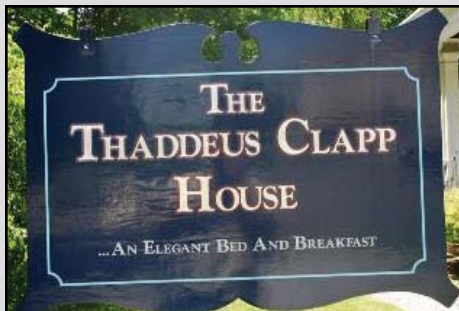
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RETURN SERVICE REQUESTED

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**SEND for BIDDERS INFORMATIONAL PACKAGE
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