

AUCTION

SUNDAY, MARCH 4



BROOKSIDE ESTATE
81 POLLY PARK ROAD, RYE, NEW YORK

PREVIOUSLY LISTED AT \$2,950,000

**GUARANTEED TO SELL AT OR ABOVE
MINIMUM BID \$1,800,000**

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AUCTION

**GUARANTEED TO SELL AT OR ABOVE
MINIMUM BID \$1,800,000**

This magnificent estate residence is located in Westchester's prestigious city of Rye on one of its most exclusive streets. Boasting approximately 7,500 square feet, the 3-story modern home features 6 bedrooms, 5 full bathrooms and 2 powder rooms, including a master suite with luxurious twin baths and dressing rooms. The 2-story entrance hall of the shingle and stone home opens to a floating staircase with art gallery landing. The free-flowing floor plan includes a 2-story living room, wood-burning stone fireplace, brilliant kitchen with sunny dining area, and is ideal for entertaining.

Lying on over an acre of landscaped lawns that include a quaint brook and Brazilian ironwood footbridge, this elegant home sits alongside 45 acres of private wooded land and the prominent Westchester Country Club. The property's park-like setting is truly a serene one. The home has a full-sized finished basement with luxurious amenities, including a state-of-the-art home theater with seating for 8, large wine cellar, 3-car garage, fitness room and staff quarters with separate entrance.

The property, previously listed at \$2,950,000 is guaranteed to sell at or above a minimum bid of just \$1,800,000 at the auction, scheduled for March 4. The auction truly represents the opportunity of a lifetime for the fortunate winner of the auction.



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MINIMUM BID \$1,800,000

Rye is located just 25 miles from Manhattan and is one of Westchester's most desirable communities. It benefits from easy access to the Hutchinson River Parkway, I-95 and Metro North train service going directly to Manhattan's Grand Central Terminal. The area has numerous yacht and country clubs and many restaurants, shops and other attractions.

RESIDENCE AMENITIES:

- Finished, Walkout Basement
- Custom Fabricated Wine Cellar
- Home Theater (Seats 8)
- Fitness Room
- 3-Car Garage
- Limousine-Sized Garage
- Wood-Burning Stone Fireplace
- His and Her Master Baths
- Soaring Ceilings
- Eat-In Kitchen
- Skylights
- Walk-In Closets
- Staff Quarters



PROPERTY INFORMATION:

- SF: Approx. 7,500
- Acreage: 1.01
- Bedrooms: 6
- Baths: 5 Full / 2 Half
- Completely Renovated in 2004
- PO: Rye
- Schools: Harrison
- Est. Taxes: \$40,734

AUCTION

SUNDAY, MARCH 4

HOW TO PARTICIPATE:

1. ATTEND A PROPERTY VIEWING (by appt. only)

Sunday	January 29	12-3pm
Sunday	February 5	12-3pm
Sunday	February 12	12-3pm
Sunday	February 19	12-3pm
Sunday	February 26	12-3pm

2. PURCHASE BIDDER'S PACKAGE

You must purchase a Bidder's Package by March 2 in order to bid at the auction. The Bidder's Package includes relevant property and auction information. Bidder's Packages are available at scheduled open houses or online at www.prusa.com.

3. ATTEND AUCTION WITH REQUISITE CHECK

- Requisite Check: In order to bid at the auction, bidders must bring a certified or cashier's check in the appropriate amount, made payable to "Robert A. Korren, PLLC, as Escrowee."
- **AUCTION: Sunday, March 4, 2012**
The Ritz-Carlton, Westchester
3 Renaissance Square, White Plains, NY
Registration begins at 12pm.
Auction commences at 1pm.
- Buyer's Premium: A 10% buyer's premium will be added to the winning bid price.



BROKER PARTICIPATION INVITED

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