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AUCTION

Sunday, August 25



2 COWDRAY PARK DRIVE

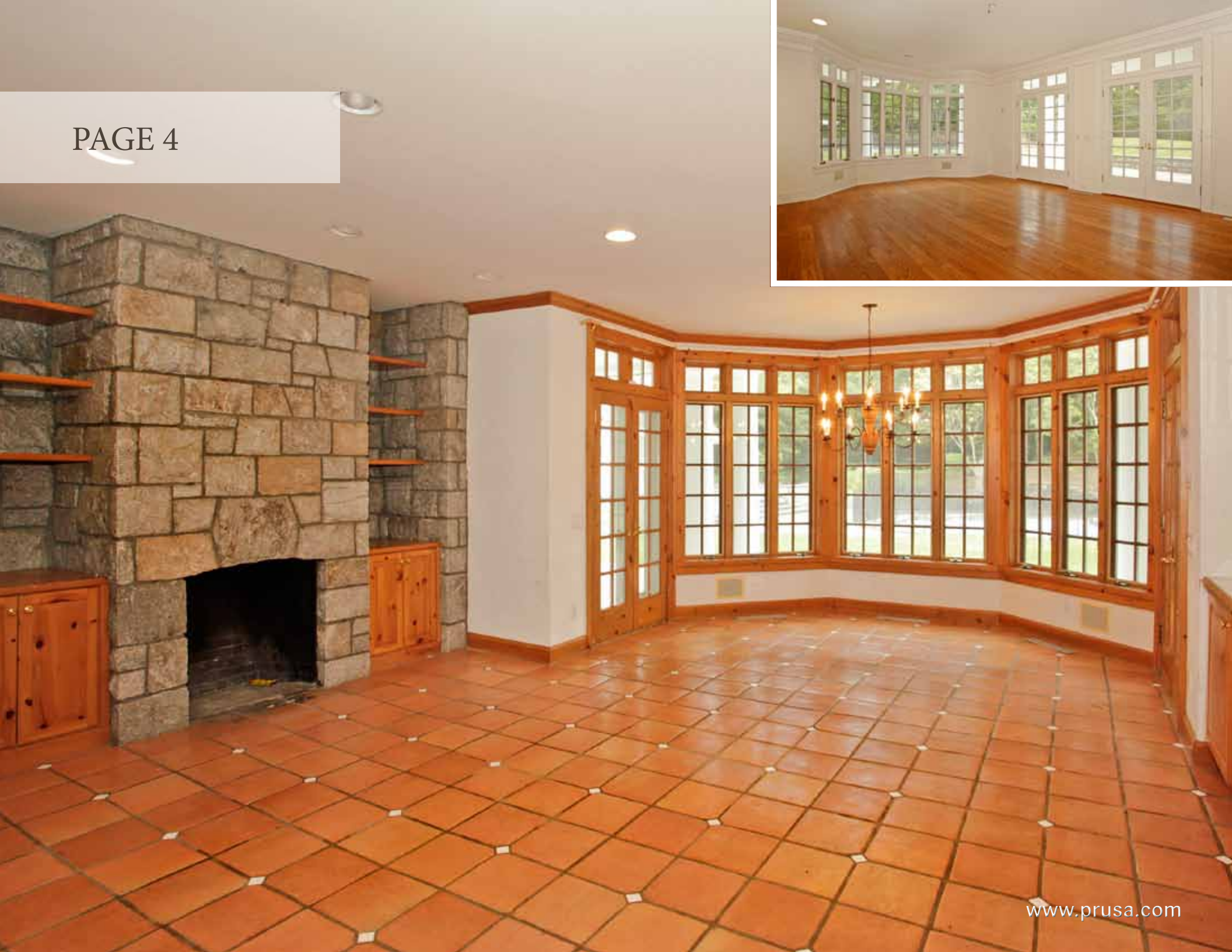
(aka 11 HURLINGHAM DRIVE)
CONYERS FARM, GREENWICH, CT

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Lying on over 13 acres of landscaped lawns, this 4-story, stately colonial home features approximately 11,000 square feet of living space, including 6 bedrooms, 7 full bathrooms and 2 powder rooms, 4 fireplaces, and a finished basement that includes a wine cellar and a recreation room with a wet bar. This elegant residence features all the amenities one desires, including an in-ground swimming pool with spa and cabana, a tennis court, a paddle tennis court, a 20-stall barn with guest house, riding trails, and a professional outdoor riding arena—perfect for the equestrian enthusiast.

The property is located within the exclusive enclave of Conyers Farm in Greenwich, just an hour from Manhattan. Developed on 50 square miles of beautiful, private woodlands and rolling fields with riding paths, Conyers Farm features 24-hour security and the serene 100-acre Lake Converse and is home to the renowned Greenwich Polo Club. This auction represents a once-in-a-lifetime opportunity to purchase a magnificent property in an irreplaceable location.

*Previously listed for over **\$16,000,000**, this magnificent estate home will be sold at the August 25 auction with a suggested opening bid of just **\$4,600,000**.*

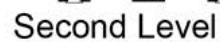
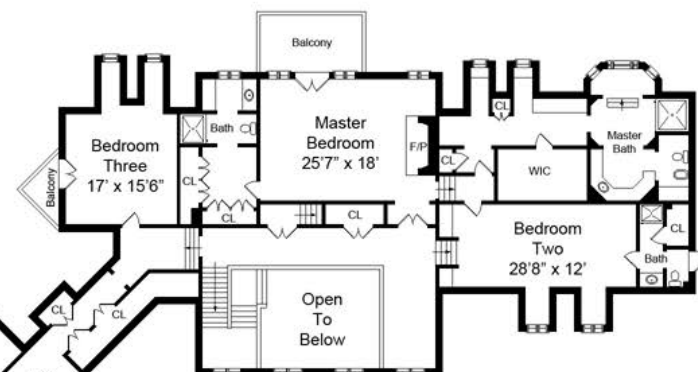
RESIDENCE AMENITIES:

- Finished Basement with Wine Cellar
- Recreation Room with Wet Bar
- Swimming Pool with Spa and Cabana
- Tennis Court and Lighted Paddle Tennis Court
- 20-Stall Barn with Guest House
- Professional Outdoor Riding Arena
- Stone Patio and Deck
- 3-Car Garage
- 4 Fireplaces
- His and Her Master Baths
- Soaring Ceilings
- Walk-in Closets

PROPERTY INFORMATION:

- SF: Approximately 11,000
- Acreage: 13.34
- Bedrooms: 6
- Bathrooms: 7 Full / 2 Half
- Year Built: 1986
- Gated, 24-hour Security
- Schools: Byram Hills
- Taxes (2012): \$89,278
- Assessment (2012): \$14,893

A wide, open green field, possibly a golf course or a large lawn, with a line of trees in the background and a white fence on the left. The field is covered in lush green grass, and the trees in the background are dense and green. A white fence is visible on the left side of the field. The sky is blue with some light clouds.



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