

2% Broker Participation

REAL ESTATE AUCTION

Saturday, February 9th, 2008



16 Hillcrest Lane, Weston, CT 06883

Original Asking Price: **\$1,900,000**

Suggested Opening Bid: **\$500,000**

Nestled in the picturesque town of Weston, Connecticut sits this newly constructed 4,500 square foot colonial in prestigious Singing Oaks. Just off Route 53, this architectural gem is set amongst other million dollar homes and boasts a three car oversized garage, granite paver laced driveway, slate entry way, and 2½ acres of manicured lawn.

Inside, the exquisite detail continues with crown moldings, wood floors with inlays, coffered and tray ceilings, and fireplaces defined with local stone and delicate hearth details. The kitchen is a chef's dream with stainless Viking

appliances and a butler's pantry. Custom cabinets are tastefully built with the finest trim and moldings, rare granite countertops, and an oversized center island with a sous-chef sink.

The second floor hosts five large bedrooms including the master suite, three baths, bonus room, and generously sized laundry with granite countertops and stainless sink. Entering the master suite through French doors, you are greeted by a lovely seating area. As you continue, you find walk-in his and her closets, a master bath with his and her

sinks, custom vanity and cabinets, granite countertops, shower, and Jacuzzi tub.

The open-spanned, walk-out basement with French doors that lead to beautiful stone retaining walls and over two acres of lush land, provides the opportunity for additional square footage. All mechanicals are designed and built using the latest energy-efficient technology.

Don't lose out on this opportunity to purchase an extremely well designed and crafted home in the sought after town of Weston, Connecticut!

CRG AUCTION
Capital Recovery Group, LLC

www.crgauction.com
1-800-300-6852

Saturday, February 9th, 2008 at 11:00 A.M.

Viewing Date:

Saturday, February 2nd, 2008 from 12:00 P.M. to 4:00 P.M.



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Brand New Construction...

- Approximately 4,500± square foot colonial home constructed in 2007
- 10 Rooms • 5 Bedrooms • 3 Full and 1 half bathrooms
- Stainless steel Viking gourmet kitchen
- 2 Fireplaces • 2 Staircases • 3-Car garage
- 2.18± private acres • Full walk-out basement
- Hot air/multi-zoned/oil heat
- Central air/multi-zoned air conditioning
- Centrally located to Interstates 84 and 91, Merritt Parkway, and Route 7
- 15 Minutes to the Merritt Parkway
- 30 Minutes to Stamford • 1 Hour to Manhattan
- Bridge financing available

**Based on information provided by current owner*

TERMS OF SALE

5% Buyer's Premium applies. A deposit of \$50,000 is required by certified check or bank cashier's check at time and place of sale. Deposit must be increased to 10% of purchase price within twenty-four (24) hours of sale. The balance is due by certified check or bank cashier's check. Closing on the property must be within 30 days following the execution of Purchase and Sale Agreement. All other terms are set forth in the bidder's prospectus and at the time of sale.

2% Broker's participation. The sale is subject to seller confirmation.



For complete bidder's package
crgauction.com
1.800.300.6852

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