

PUBLIC AUCTION

• BLANDFORD, MASSACHUSETTS •

★ NEW CONSTRUCTION ★

1½ STORY

CONTEMPORARY STYLE HOME

on ±1/2 ACRE of LAND

with 2-CAR GARAGE & POTENTIAL IN-LAW APARTMENT

"LOCATED IN OTIS RESERVOIR LAKESIDE COMMUNITY"

34 Brookman Drive BLANDFORD, MASSACHUSETTS

To be sold on the Premises

FRIDAY, APRIL 26TH AT 2:00 P.M.



LIVING ROOM



BALCONY ABOVE KITCHEN



KITCHEN



MASTER BEDROOM



BEDROOM



STAIRWAY TO 2ND FLOOR

FEATURES

- Total of (7) Rooms, w/ (3) Bedrooms & (2½) Baths • ±2,080 S/F of Gross Living Area Above Grade •
- Gas-FWA Heat • Central Air Conditioning • Vinyl Sided • Bamboo, Ceramic Tile & Carpet Floors •
- Vaulted Ceilings in Living Room & Dining Room • New Casement Windows •
- Full Basement (±1,280 S/F) • Custom Kitchen, w/ Granite Countertops & Cherry Cabinets •
- 2-Car Attached Garage, w/ 28 Ft. x 28 Ft. Potential In-Law Apartment •
- Private Well & Septic • Assessor's Parcel 401A-47 •
- Hampden County Registry of Deeds: Book 18110, Page 271 •

Terms of Sale: \$10,000.00 Deposit Cash or Certified Funds.
 5% Buyers Premium Applies. Other Terms to be Announced at Time of Sale.
Inspection: Saturday, April 20TH - 10:00 A.M. to 2:00 P.M.
 & Morning of Sale - 12:00 Noon to 2:00 P.M.

Sale Per Order Of Mortgagee
 Norman J. Guz, Jr., Esq. OF THE FIRM OF Murphy Mccoubrey
 272 Exchange Street, Chicopee, MA
 Attorneys for Mortgagee

Aaron Posnik

AUCTIONEERS • APPRAISERS

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VIEW OF OTIS RESERVOIR

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

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83 State Street • Springfield, MA 01103
(413) 733-5238 (Fax) 731-5946

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P.O. Box 247 • Malvern, (Philadelphia) PA 19003
(610) 853-6655 (Fax) 853-6633

FRIDAY, APRIL 26TH at 2:00 P.M.
34 Brookman Drive BLANDFORD, MASSACHUSETTS



90% COMPLETE



★ MINIMAL ASSOCIATION FEE FOR WATER & DOCK ACCESS TO OTIS RESERVOIR ★

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