



LUXURY GROUP AUCTIONS™



LIVE AUCTION

THURSDAY, MAY 26 AT 4PM EDT

8,600^{+/-} SF HOME DESIGNED BY FRED BISSINGER

8 CRAIG LANE, HAVERFORD, PA

In cooperation with



Luxury Group Auctions is a Division of Williams & Williams

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AT A GLANCE

Auction Location:

8 Craig Lane, Haverford, PA or bid live from anywhere at auctionnetwork.com

- 8,600+/- sf
- Approx 1.2 Acre Lot
- 3-Car Garage

Nominal Opening Bid: \$500,000

Public Inspections:

- 1-4pm Sundays May 8 & 15
- 5-7pm Thursday May 19
- 2 hours before auction



Living Room with Fireplace

HOME SITS ON A QUIET CUL-DE-SAC IN HAVERFORD'S MAIN LINE ESTATE AREA NEAR MERION GOLF CLUB.

Purchased as a weekend retreat, this 5 bedroom, 5 1/2 bath 8,600+/- sf home was designed by renowned architect Fred Bissinger. Home sits on a quiet cul-de-sac in Haverford's Main Line estate area, close to Merion Golf Club.

Formal living with gas/wood fireplace, separate spacious formal dining room with adjacent butler's pantry, and two in-home offices. Inviting floor plan offers gourmet chef's kitchen complete with granite center island, professional grade appliances, large pantry and light-infused breakfast room. Oversize family room features second gas/wood fireplace.



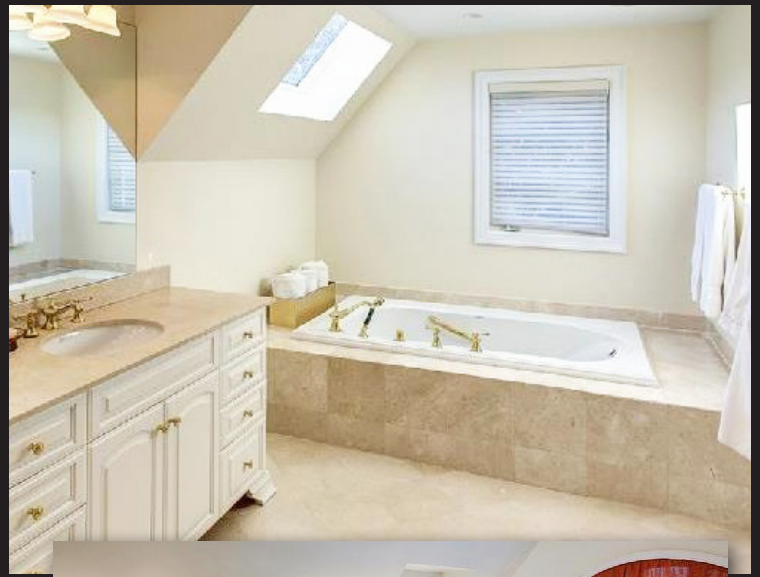
Dining Room



OPEN FLOOR PLAN



Breakfast Nook



SECOND FLOOR HAS LUXURIOUS MASTER SUITE WITH HARDWOOD FLOORS, HIS AND HERS SEPARATE WALK-IN CLOSETS AND SPA-LIKE BATH.

Four additional bedrooms include en-suite bathrooms plus a guest suite with separate sitting room with private en-suite bathroom. Second floor has a convenient laundry room.

Lower level is ideal for entertaining and includes a workout room, full bathroom, and room for a ping-pong or pool table. Entire back of home overlooks private backyard and flagstone terrace.



All En-Suite Bedrooms

Home has 3-car garage, in-ground irrigation system, professionally landscaped and lighted yard. High-end security system with recording cameras, 24-hour monitoring and motion sensor.



Study/Office



Basement Rec Area



OPEN TO THE PUBLIC: 1-4PM SUNDAY MAY 8, 15 AND 2 HOURS BEFORE AUCTION.

TERMS OF SALE

Thank you for participating in this Williams & Williams Auction. It is important that you familiarize yourself with the terms and conditions as all sales are final and irrevocable. The terms of sale are non-negotiable. Good luck and good bidding!

Registration at the auction (online and/or in person) finalizes each bidder's agreement to the terms and conditions of sale as stated in the Contract and its Addenda which are incorporated by reference into your bidding. Do not bid until you have read the terms and conditions. The High Bidder will be required to pay a Williams & Williams Technology Fee of \$119 at closing. By bidding you are representing to Williams & Williams ("Broker" and/or "Auctioneer") and the seller that you have read and agree to be bound by the terms and conditions for this sale as stated herein. **DO NOT BID** unless you have registered, received a Bidder's Card and Auction Day Notes, and have read and agreed to be bound by the terms of sale in the Contract as they are enforceable against you upon becoming a high bidder.

All properties are sold "AS IS, WHERE IS" with no financing, inspection or other contingencies to sale. Williams & Williams represents the Sellers only and does not inspect properties on bidder's behalf. Read the Contract and Auction Day Notes to determine the existence of any disclosures, exclusions, representations and disclaimers. Do not bid if you have not inspected the property(s). By bidding you agree to all disclosures.

Buyers receive a deed and Title Insurance Policy as provided by the Closer indicated in the Contract (any mobile/manufactured housing not legally affixed to the property shall only be conveyed by a Hold Harmless Agreement or Quit Claim Bill of Sale unless otherwise noted in the Disclosures). Current year's taxes are pro-rated through day of closing as is customary.

A Buyer's Premium (Buyer's Fee in WI) of 5% (\$2,500 minimum) will be added to the high bid and included in the total purchase price.

Each high bidder must make a 10% non-refundable deposit per property (\$5,000 MINIMUM - whichever is greater) immediately following auction. Cash, cashier's checks, personal checks and business checks (electronically processed) are accepted. If you are a resident / citizen of a country outside of the US, certified funds (bank check, wire transfer, certified checks) are required for the down payment and closing. The balance of the purchase price, all closing costs, and the Technology Fee are due at closing. Closing costs generally total approximately \$1,500 and include title exam, title policy, closing fee, filing costs and any other fees noted.

Bidding starts at the nominal Opening Bid(s) indicated and is open to the public. The Auctioneer reserves the right to group, add to, delete, withdraw, consolidate or break down lots and/or quantities offered, to sell out of scheduled sequence, to reject any bid which is only a fraction advance over the preceding bid, to regulate bidding, to accept or reject any or all bids, and to cancel or re-schedule an auction. The Auctioneer will call the sale and control any increments of bidding. To make a bid, raise your hand or Bid Card to be recognized. The bidding usually takes less than 3 minutes for each property. Absentee bids may be accepted at the discretion of the Auctioneer. The Auctioneer

reserves the right to enter bids on behalf of absentee bidders. Any mistakes during bidding as to who has the high bid and/or at what price may be called to the Auctioneer's attention and corrected. The Auctioneer is the sole arbiter and controller of the conduct of the auction and shall be the final and absolute authority without liability to any party.

Your inspection of the property(ies) and attendance at this auction are at your own risk. Broker and Seller, their agents and employees, expressly disclaim any "invitee" relationship and shall not be liable to any person for damage to their person or property while in, on or about these properties, nor shall they be liable for any defects, dangers or conditions on the property(ies). All persons enter the property(ies) and attend the auction at their own risk and shall defend, indemnify, and save harmless Broker and Seller, their agents and employees, from any and all liability attendant thereto.

All auctions are subject to court or seller approval. Most sales are approved within 14 days. Buyers are not allowed possession until Closing and filing of the deed, at which time the property should be re-keyed. If for any reason the court or Seller approval is not granted, the Down Payment shall be returned in its entirety to the high bidder. "Showing" requests from Buyers after the auction may not be able to be accommodated.

If more than one property is being auctioned, the Auctioneer may choose to offer a group of the properties for auction at the same time. This is called "BUYER'S CHOICE" and is to accommodate buyers who have an interest in more than one property and/or have 2nd and 3rd choices if they are out bid for a favorite property. Upon winning the bid, please choose which property, or properties, you want. You pay the high bid price for each property selected. Each sale is final and stands alone. Remaining properties are then offered in another round of bidding. Anyone may bid at any time, including prior High Bidders.

Williams & Williams and the Seller expressly disclaim any liability for errors, omissions or changes regarding any information provided for these sales. Please read the Contract and Auction Day Notes for a full and complete understanding of Williams & Williams and Seller's disclaimers. Bidders are strongly urged to rely solely upon their own inspections and opinions in preparing to purchase property and are expressly advised to not rely on any representations made by the Seller or their agents and employees. Property information may change without notice and potential purchasers should investigate all data fully before relying upon it.

DISCLOSURES

- All properties are sold "AS IS, WHERE IS" with no financing, inspection or other contingencies to sale.
- Personal Property Not Included. Only title to the real estate is being conveyed. Personal property may be present, but is not included in the auction. Removal of personal property remaining on site at the time of closing is the responsibility of the Buyer.

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