

PREMIER REAL ESTATE
AUCTION

AUGUST 24, 2017 AT 11:00AM

REGISTRATION BEGINS AT 10:00AM • LOCATION: HOLIDAY INN • 6001 ROCKSIDE ROAD, INDEPENDENCE, OH 44131

**MAGNIFICENT ENGLISH
COUNTRY STONE MANSION**
2779 SOM CENTER ROAD, HUNTING VALLEY, OH 44022



**CLICK FOR
VIRTUAL TOUR**



BIDDING TO COMMENCE AT: \$2,500,000

"Rose Hill Manor"--An iconic Hunting Valley Estate sited on the most extraordinary parcel offering unparalleled luxury and amenities second to none! Built in 2008, engineering excellence is evident throughout this custom built estate home. With over 17,241 SF of living space, this home features 5 bedrooms, 5 full baths and 3 half baths. Built by a perfectionist who attains a breathtaking marriage of English Country Castle and today's conveniences. The reception hall is resplendent and opens to the three story great room. Walnut flooring, windows on three sides with fabulous views, fireplace, large bar for friendly gatherings and veranda outside. Outstanding three story gourmet kitchen with travertine floor, granite countertops, walnut cabinets, double islands and every convenience. Comfortable family room open to kitchen. Bright sun room with white marble floor and views of lake. Master bedroom suite on first with fireplace, huge closet, glamour bathroom with marble floor and travertine shower. Private library or study with fireplace and cherry paneled walls. Upstairs 4 more bedrooms with private baths, 3 fireplaces, a guest room, office and stairway to third floor bonus room which leads to roof top with glorious panoramic views. Finished lower level with home theater, family room with 4 screen TV, exercise room for the professional athlete or owner who strives for that level of fitness. Porte-cochere, infinity swimming pool, tennis court, volley ball court, private outdoor chapel, pond, incredible patios, gardens and court yards. Separate carriage house for cars and *so much more!*

OPEN HOUSES: SUNDAYS, JULY 30th, AUGUST 6th, 13th & 20th from 1:00 PM – 3:00 PM
CALL MIKE BERLAND FOR AN APPOINTMENT: 216.839.2032

 **CHARTWELL**
REAL ESTATE AUCTIONS

TCN
WORLDWIDE
REAL ESTATE SERVICES

NAA
Auctioneer

AARE
Accredited Auctioneer Real Estate

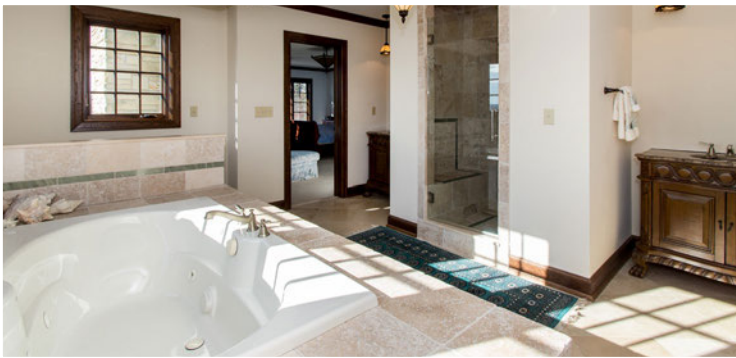
FOR ADDITIONAL INFORMATION CALL

216.861.7200

CHARTWELLAUCTIONS.COM

CHARTWELL REAL ESTATE AUCTIONS • HANNA COMMERCIAL BROKERAGE
MICHAEL BERLAND, AARE, OH AUCTIONEER

[CLICK FOR VIRTUAL TOUR](#)



BIDDER INFORMATION PACKET ORDER FORM

Please fill in all information on the form below. Enclose check payable to Chartwell Real Estate Auctions in the full amount for the packet(s) requested and mail, fax, or E-mail to Cameron Price, National Coordinator, 1350 Euclid Ave., Suite 700, Cleveland, Ohio 44115. If fax to: 216-861-4672. If E-mail to: CameronPrice@HannaCRE.com. You may also pay via Visa or MasterCard sending as above, Attention: Cameron Price. The Packet Contains: (1) property overview; (2) survey; (3) property disclosures; (4) real estate taxes; (5) legal description; (6) demographics and traffic counts; (7) permitted title exceptions; (8) purchase & sale agreement; (9) terms of sale; and (10) and other pertinent information regarding the respective property.

2779 SOM Center Road, Hunting Valley, OH\$20 _____

Shipping & Handling\$10 per packet (US) \$25 per packet (International)_____

Name: _____ Company: _____

Address: _____ City: _____ State/Province: _____ Zip: _____

Telephone: _____ Fax: _____

E-mail Address: _____ Signature _____

Visa/MasterCard# _____ Expiration Date: _____ Security Code (3 digits on back of card) _____

TERMS OF SALE FOR AUGUST 24, 2017 AUCTION

AUCTION FORMAT. All bidding is open and public. To bid during the auction, you need to raise your hand, shout out your bid or instruct an Auctioneer's Assistant to call out your bid for you.

DOCUMENT PACKAGE. A Bidder's Packet ("Packet") has been prepared and must be purchased by mail or at On-Site Inspections in order to bid on the property.

ATTORNEY REVIEW RECOMMENDED. All information contained in this brochure and all other auction-related material, such as the Packet, should be carefully reviewed by an attorney prior to the auction and is subject to and may be superseded by (1) the Real Estate Purchase Agreement to be signed at the auction, as well as by (2) announcements made from the podium prior to the commencement of bidding.

AUCTION REGISTRATION. All parties seeking to bid on the property at the auction must sign in at the registration table and show the possession of the required cashier's or certified check. All bidders will be required to sign a statement ("Bidder's Statement") prior to commencement of bidding that the bidder has inspected the property and sale documents.

REQUIREMENTS OF THE HIGH BIDDER. The High Bidder on the property will be required to immediately tender the required cashier's or certified check of: \$100,000 made payable to Barristers of Ohio, as Escrow Agent ("Escrow Agent") located at 6000 Parkland Blvd, 2nd Floor, Cleveland, OH 44124, Attn: Lisa Serre, telephone: 216-986-7625 and sign the Real Estate Purchase Agreement. The earnest money must be increased by cashier's or certified check to a total of 10% of the total purchase price, by 4:00 P.M., Thursday, August 31, 2017 with funds delivered to the offices of the Escrow Agent.

AUCTION PROCEDURE. The property is being offered with reserve. Bidding to commence at \$2,500,000.

***THE PROPERTY IS OFFERED ON AN "AS-IS, WHERE-IS" BASIS WITH ALL FAULTS AND WITH NO REPRESENTATIONS OR WARRANTIES BY SELLER.**

The authorized signatory of the Seller will be at the auction. The final high bid will be accepted at the time and place of the auction. The final high bid must be irrevocable until 4:00 P.M., Eastern Time, five business days after the actual date of auction.

CLOSING DATE. The property will close on or before September 29, 2017 at the Offices of the Barrister's Settlement and Title, at which time Purchaser shall pay the balance of the Purchase Price. **Time is of the essence.**

BUYER'S PREMIUM. The property at auction will provide that the Purchaser pay to the Seller as part of the total purchase price a premium (fee) equal to the following percentage of the high bid or offer price:

2779 Som Center Rd., Hunting Valley, OH.....6%
The buyer's premium will be added to the high bid or offer price in the Real Estate Purchase Agreement to determine the Total Purchase Price. Financing, if any, is calculated on the Total Purchase Price.

FINANCING. This property is not offered subject to Purchaser obtaining financing.

CONDUCT OF THE AUCTION. Neither Seller, nor Auctioneer is permitted to bid at the auction. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. Announcements made from the podium supersede printed material. Auction is open to registered bidders and invited guests. In the event of a dispute between bidders, the Auctioneer shall make the final decision to accept the final bid, to re-offer and re-sell the property, or to remove the property from the auction. If any disputes should arise following the auction, the Auctioneer's records shall be conclusive.

AGENCY DISCLOSURE. Hanna Commercial Real Estate, Chartwell Auctions, LLC, Michael Berland Auctioneer, ("Brokers/Auctioneer(s)") and all parties associated with Brokers /Auctioneers, represent the Seller in this sale.

BROKER PARTICIPATION. A referral fee equal to 1.5% of the High Bid Price will be paid by the seller from the seller's proceeds of sale to the Real Estate Broker acting as a buyer broker, who's Client pays for and closes on the property. To qualify for the referral fee, the real estate agent must: (a) be a licensed real estate broker who will abide by the Association of Realtors Code of Ethics; (b) register the Client by fax: 216-861-4672, attn.: Cameron Price, on company letterhead, and confirm the buyer-broker arrangement (Registration) with the Broker, Auctioneer prior to August 17, 2017, (c) inspect the property with their prospect; and (d) attend the auction and bid with or for the Client. All Registrations accepted will be acknowledged by Auctioneer. Each participating broker must bring their written acknowledged Registration to the auction for verification. No Broker will be recognized on a Client who has previously contacted or been contacted by the Seller, their representatives or Auctioneer. Referral fees will be paid upon closing by Seller and receipt of all commissions by Auctioneer. No referral fees will be paid by the Seller, if the broker, the broker's agents, or a member of the broker's immediate family is participating in the purchase of the property. An affidavit will be required certifying that the broker is not participating in any way as a principal. No sub-agency shall be offered to any broker by Auctioneer. There can be no exceptions to this procedure and no oral Registrations will be accepted. Brokers are hereby notified that the Seller has provided a dual commission arrangement for the sale of the property.

DISCLAIMER: The information contained herein is subject to inspection and verification by all parties relying on it. This sale is being conducted subject to the Terms of Sale and the Real Estate Purchase Agreement. No liability for its inaccuracy, errors or omissions is assumed by the seller or broker/auctioneer. ALL ACREAGE, SQUARE FOOTAGE, AND DIMENSIONS ARE APPROXIMATE. This offering may be withdrawn, modified, or canceled without notice at any time. Property is subject prior sale. This is not a solicitation or offering to residents of any state or jurisdiction where prohibited by law.

Chartwell Real Estate Auctions

1350 Euclid Avenue, Suite 700

Cleveland, OH 44115

216.861.7200 / Fax: 216.861.4672

ChartwellAuctions.com

Michael Berland, AARE, OH Auctioneer

PRIVATE REAL ESTATE
AUCTION
AUGUST 24, 2017 AT 11:00AM



 **CHARTWELL**
REAL ESTATE AUCTIONS

216.861.7200
CHARTWELLAUCTIONS.COM

TCN WORLDWIDE WITH 1200+ INDUSTRY EXPERTS IN 62 COMMERCIAL OFFICES SERVING OVER 200 MARKETS INCLUDING:
LONDON • NEW YORK • WASHINGTON DC • CLEVELAND • CHICAGO • DALLAS • LOS ANGELES • SYDNEY • SEOUL • BEIJING

PRIVATE REAL ESTATE
AUCTION
AUGUST 24, 2017 AT 11:00AM

REGISTRATION BEGINS AT 10:00AM • LOCATION: HOLIDAY INN • 6001 ROCKSIDE ROAD, INDEPENDENCE, OH 44131

