

Residential Real Estate AUCTION

Wednesday, May 3, 1:00 PM

REAL ESTATE TERMS:

As a bidder you should know — An auction fee (buyer's premium) of 5% will be added to the highest bid to establish the final contract price. A 20% down payment (earnest money) or \$50,000, whichever is greater, is required from winning bidder when the hammer falls and the auctioneer says, "sold". \$50,000 of the down payment (earnest money) must be in the form of a cashier's check, cash, or personal / business check with a bank letter of guarantee. Down payment (earnest money) is non-refundable if purchaser fails to close. The balance of the purchase price is due at closing within 30 days. All closing and survey costs are to be paid by the purchaser. The successful high bidder and purchaser will sign a real estate purchase agreement at the auction. In all transactions, the auctioneers of Granger, Thagard & Associates, Inc. are acting as agents (working for) of the Seller. Property is subject to sell prior to the auction under the auction terms. Announcements from the auction stand take precedence over all previous oral statements and printed material. PROPERTY SELLS "AS IS...WHERE IS."

Auction Map



For detailed driving directions
visit www.GTAuctions.com

Please register prior to 1:00 PM

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**Granger
Thagard**
& Associates, Inc.

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Birmingham, AL 35205
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G.W. (Bill) Thagard, CAI, 675

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4249 Abingdon Trail



Mountain Brook, AL
(Birmingham)



4249 Abingdon Trail • Mountain Brook, AL
(Auction to be held on-site)

See website for photo gallery, virtual tour & more!

www.GTAuctions.com



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THE RIGHT TIME...

Wednesday, May 3, 1:00 PM

THE RIGHT LOCATION...

4249 Abingdon Trail
Mountain Brook, AL

Easy access from U.S. Hwy 280 onto Rocky Ridge Road, then on to Pump House Road, to Abingdon Road, and then to the Abingdon Trail cul-de-sac. The lot size is 2.26 acres, more or less, in an area of exclusive properties.

THE RIGHT HOUSE... "Classic Design, Elegant Feel, Purposely Understated"

- 7,500 +/- sq ft, recently renovated, five bedroom, six baths, three half baths
- Master Suite, Carrera marble, Turkish design master bath, large designer closet with storage
- Open kitchen with adjoining hearth room
- Sun room with four sets of French doors opening from living and hearth rooms leads to terrace overlooking pool
- State-of-the-art theatre, seating for fourteen, near entertainment areas of billiard room, workout room and a bar/kitchen
- Gunite pool, two pool baths, screened gazebo, three car garage
- Hardwood floors, see-through fireplace in living room, two other fireplaces, bonus rooms, custom moldings, security and irrigation systems, professionally landscaped



The casual, yet elegant exterior appearance, purposely designed for a visitor to think ...understatement... will initiate the tour of this 7,500 square feet, five bedroom, six bath (with 3 half baths), traditionally designed home. Attention to detail is everywhere. A quick glance around each room substantiates the quality of the materials incorporated into the architecture.

Completing the rear view of the property is an inviting pool, screened gazebo, cabana, three-car garage, and patio. Entering the home through the two-story front foyer, a sweeping circular stairwell accents the main level that accommodates the library, dining room, and three fireplaces. This level has ten-foot high ceilings, hardwood floors, and custom molding. Adjacent to the living room is a sun-porch with four sets of exterior French doors leading outside to the terrace that overlooks the pool.

From the sun porch, turn toward the kitchen and hearth room. This gathering area in front of the very large fireplace will beckon family and friends to "stay a while". A well-appointed kitchen, with large work island, can handle "lunch for two" or dinner for twenty.

The master bath is large and on the main level like it should be with an equally sized, Turkish inspired master bath. Special touches in the bath area include a Carrera Marble vanity and an air-jetted tub, an in-bath waterfall under large skylights. Large cedar lined and three-way mirror installed closets provide LOTS of STORAGE!


Upstairs provide the new purchaser additional guest suites, bonus rooms and newly added and/or renovated custom baths.

The bottom level houses a "one of a kind" entertainment center, complete with the lobby/bar area. The "Theatre Lobby" includes a bar, stainless steel wine cooler, refrigerator, icemaker, dishwasher, new cabinetry and much more.

"The Theatre" antique entry doors once serviced a London bank. A leading media installation specialty group added fourteen over-stuffed chairs to make movie night more comfortable than ever before.

Nearby, a Gunite pool, a workout room and billiard room can help put the day in perspective. Outside, the professional landscaping includes crepe myrtles, hydrangeas, azaleas, ferns and an irrigation system.

BE READY,... This IS too good to miss! Schedule a personal tour with our office. (Forms for Broker Registration are available from our office)

 See additional photos, virtual tour and more at www.GTAuctions.com

