

**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 \$25,000, whichever is greater, is required from winning bidder when the hammer falls and the auctioneer says, "sold". \$25,000 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."

Please register by 12:45 PM

# Auction Map



Visit our website for driving directions.  
[www.GTAuctions.com](http://www.GTAuctions.com)

# Absolute AUCTION

3229 Pine Ridge Road

No Minimums No Reserves

Thursday  
June 21  
1:00 PM

## Mountain Brook, Alabama



**Granger Thagard & Associates, Inc.**  
1031 Richard Arrington Jr Blvd S  
Birmingham, AL 35205  
800-996-2877 205-326-0833  
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Jack F. Granger, CAI, 873  
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# Absolute AUCTION

Thursday, June 21  
1:00 PM

FIRST CLASS MAIL

## Residential REAL ESTATE



3229 Pine Ridge Rd  
Mt Brook, AL

**Granger Thagard & Associates, Inc.**

Call or see web for more details  
205-326-0833  
[www.GTAuctions.com](http://www.GTAuctions.com)



# Absolute AUCTION

3229 Pine Ridge Road

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## Mountain Brook, Alabama

### Brand New Construction Awaiting the First Ownership!

Touches of European design from Eric Dale create a very warm and inviting home that will be offered for auction with no reserves or minimums, therefore...You Set The Price!

Located on one of the most desired streets in Mt. Brook, this once-in-a-lifetime opportunity will take place at 1:00 P.M on Thursday, June 21, 2007.

You may first tour the property from the interior/exterior photographs at our website, [www.gtauctions.com](http://www.gtauctions.com) and by then clicking on "Mt. Brook Home" under Upcoming Auctions. There are features of this home that may have an individual appeal for members of your family.

**For the Gourmet Cook...** Large galley shaped kitchen with Alabama White marble countertops, separate GE Monogram refrigerator and freezer, 48" GE Monogram Stainless Steel stove with 6 eyes, grill and double ovens and matching GE dishwasher, large s/s hood with heat lamps and warming shelf, ice machine, double sink on a "working island", open eating area, family dining and easy access to the mud room and garage.

**For Family Lounging...** Great family room with large limestone mantle fireplace, "install ready" for flat screen TV plus entertainment closet, a great covered porch leading to open terrace and much more.

**For Entertaining...** A more formal living room with limestone surround fireplace, hardwood floors, and a Dining Room with the same hardwood floors casement windows and transoms. No detail left out as you will see!



This six bedroom, five bath home with additional powder rooms and half baths offers a Master Bedroom with the highly sought after his/her master baths with a large double shower and a Maxx Pearl Air Tub, plus individual dressing areas and large separate closets.

The rest of the home including the media room, game room, exercise room and all that the basement has to offer, await your visit. See our website for more details.

Bring your friends and "staff" to inspect the home prior to the auction as the lucky winner on June 21st will certainly want to plan the future of 3229 Pine Road.

Remember to tell your friends... "You bought it at an Auction"

### Open House Schedule

June 10, 17, 18, 19, 20, from 3:00-5:00 PM

*Broker Co-op welcome  
Call our office for terms*

**Granger  
Thagard**  
& Associates, Inc.

Call or see web for more details  
**205-326-0833**  
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