

# TOP NOTCH REAL ESTATE AUCTION

*Meticulously Cared For Brick Mansion Style Home, Never Been Offered For Sale  
Must See This Property – Fancy Home, Carriage Barn/Garage, In-Ground Pool*

**SUNDAY, AUGUST 29<sup>TH</sup> @ 1:30 PM • LIVERPOOL, NEW YORK**

**ADDRESS: 200 Third Street, Liverpool, New York 13088**

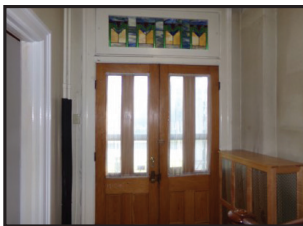
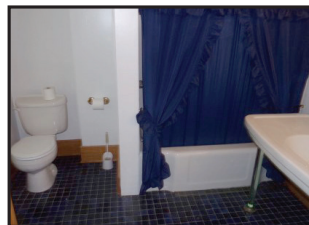
**PROPERTY DESCRIPTION-** "Meticulous" is the word to describe this Unique Property; situated on Third St., at the End of "Mansion Lane". A Beautiful Brick Home, Built in 1850 (not on Historical Registry), 4-5 Bedroom Home w/ 2 ½ Baths, Home Has Large 18'x24' front sun porch w/ curved – tempered Glass, Rear Sun Room/Sun Porch, Large Modern Kitchen w/Maple Cabinets, w/pass through bar to Nice Dining Room that has a nice Wood Stove/heat source; Home Has Hardwood Floors Throughout. Beautiful Living Room w/ Brick Fireplace, with a Wood Stove insert in fireplace. Also has a nice Sitting Room/Parlor Area on 1st floor. 1st Floor has 10' Ceilings, with Nice Big Open Rooms. Upstairs has a large 15'x15' Master Suite w/walk-in closet and a nice Master Bath attached. Upstairs has 2 Additional Good Sized Bedrooms, 1 with a porch walkout & cedar closet. Additionally, Upstairs has 1 Smaller Childs/ Newborn Bedroom; There is also another full bathroom on 2nd floor; Home has a First Floor Office w/ Separate Entrance, Great for Home Professional Business; Home had a new \$32,000 Roof installed 3 years ago! A Beautiful Home, with many Possibilities/Uses! A MUST SEE!! Property also has a nice 30'x30' Carriage Barn/Garage/Work Shop that is 2-Story, with Full Height Upstairs, that could be many different things. Downstairs has a garage door and a nice Work Shop Area w/a Wood Stove. Very Nice Barn Garage! Property has a 13' x 38' In-Ground Pool, with a new cover, and a newer pool pump. There is also a fence around the pool. Pool is filled and ready for swimming! Property is an 83'x205 Village Lot, and is fenced in rear! Very Private!

**TERMS ON REAL ESTATE:** 15% Down Payment of Total Purchase Price Due Day of Auction, by \$20,000 Bank Check Plus Additional Personal / Company Check or Cash to Equal 15% Down Payment. 10% Buyer Premium/Auctioneer Fee Charged on Final Bid, Which is Added to The Final Bid; The Total Equals the Total Purchase Price. Balance Due At Closing in 35-40 Days. Property Sold with Guaranteed Good Marketable Title. Property Sells As-Is, Subject to No Contingencies. Be prepared to close in 30 days. Property Sells Subject to Immediate Sellers Confirmation of High Bid. Reserve Is Very Realistic! Property Will Sell! **To Register To Bid You Must Have A \$20,000 Bank Check Made Out To Mel Manasse And Son Auctioneers LLC.**

**OPEN HOUSE:** Sunday, August 22, 3:00PM – 4:30PM; Tuesday, August 24, 5:00PM-6:30PM Or Day of Auction from 12 noon 'til Auction Time.

**ALSO SELLING SAME DAY-** Lawn Tractor: Ferris IS Zero Turn Mower, 60" Deck; **Generator:** Champion 4300 watt. Equipment Sold By Alex Lyon & Son.

**TERMS ON EQUIPMENT:** Payment in Full Day of Auction by Cash or Good Check, 10% Buyers Premium charged. NYS sales tax applies.



**ALEX LYON & SON**

**SALES MANAGERS & AUCTIONEERS, INC.,  
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