

MINIMUM BID \$275,000 | CREEKSIDE CUSTOM HOME | OUTSIDE MADISON

The site is beautifully landscaped creating a sanctuary and privacy from the bustle of day to day life.



The vision of architect Pete Weston, this artisan home is designed to capture light, wildlife, sparkling water views, seasonal color and nature's beauty.

All rooms are orientated to the creek with soaring ceilings. Much of the main level is an open floorplan. The second level features two or three luxurious bedrooms one with a spa bath, one with a full bath. Dramatic natural light radiates throughout the home through its walls of windows, skylights, and antique stained glass.

Property Features:

- Open floorplan with skylights in every room
- 2 or 3 luxurious bedrooms and 3 full baths
- Gourmet kitchen
- Paneled ceilings
- 3 fireplaces - (2) gas and (1) wood burning
- Custom built-in display shelving and cabinetry in the sun room, study, dining room
- Reclaimed antique stained glass windows
- Reclaimed antique wooden wet bar in the second floor family room
- The deck wraps around the sunroom and over the creek
- Thousands of perennial bulbs blooming continuously throughout the season
- Reclaimed wrought iron fencing some from the Civil War era and the remainder by local artisan David Wolf
- Attached 2.5 car garage
- Carriage house ideal for an artist's studio and greenhouse



Perfection - For those who seek to live surrounded by nature and tranquility along the shores of Koshkonong Creek and with Madison only twenty minutes away this home will inspire you!

BIDDING PROCEDURES:

Sealed bids are due on or before 3:00 p.m. CDT, September 20, 2016 and delivered to Michael A. Fine, CCIM, CAI, AARE, Fine & Company WI LLC, 747 Lake Cook Rd., Suite 100W, Deerfield, IL 60015

CERTIFIED FUNDS

REQUIRED TO BID: \$15,000

BIDDER'S INFO

PACKETS: A detailed bidder's information packet has been assembled and contains detailed information related to the property, the auction, and the Terms of Sale. The cost of the Packet is \$20.00. The purchase of a Packet is required to participate in the auction.

Viewings: 12 - 2pm on September 10 & 17

TERMS OF SALE: This auction is being conducted subject to the Terms of Sale as stated in the Bidder's Information Packet and the Purchase and Sale Agreement.

BUYER'S FEE: A 8% buyer's fee will be added to the final high bid price per the Terms of Sale.

BROKER PARTICIPATION

INVITED: A 2% referral fee will be paid to the REALTOR®/Broker whose registered buyer closes on this property. Please refer to the Buyer/Broker registration requirements in the Terms of Sale contained in the Property Profile for requirements to register.



SEPTEMBER 20 • REAL ESTATE AUCTION

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94 Water St, Cambridge (Rockdale), WI

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**3,200+ SF ARTISAN HOME
MINUTES FROM MADISON**