

Sunday, March 2, 2014

## New estate home in Princeton to be auctioned March 16

PRINCETON — A custom-built, Colonial-style estate home in Princeton, near Princeton University, will be sold at a live auction on March 16 at the Windsor Athletic Club. Madison Hawk, LLC of Manhattan is the agency handling the sale. Completed in 2012, the stately 6,700 square-foot residence was originally listed at \$2.5 million and will be sold subject to a minimum bid of only \$1.2 million.

“The builder approached us to develop an accelerated sales solution to market and sell this one-of-a-kind home,” said Jeff Hubbard, president of Madison Hawk, a national real estate firm and industry leader specializing in structured accelerated sales. “We’ve devised a one-day auction event to achieve that goal. We’re confident that the open bid process and compelling value proposition we’re establishing will resonate with buyers who will respond to this singular opportunity to purchase an exceptional residence in a prestigious Princeton location at a price point that is determined by the marketplace.”

Created by a prominent local home builder, 502 Cherry Valley Road was designed in a classic all-brick Colonial style to complement its location in an area as rich in architecture and design as



**This custom Colonial style home, built in 2012, offers six or more bedrooms and three levels of living. It has 6,700 square feet and will be auctioned on March 16. The minimum bid is \$1.2 million. PHOTO COURTESY OF MADISON HAWK LLC**

it is in culture and history. Situated on 1.38 wooded acres and adjoining five acres of wooded preserve, the estate features seven bedrooms, five-and-a-half baths and masterfully-crafted architectural details.

The home’s grand interior living spaces also promote family comfort, with a two-story entry foyer with a circular staircase, ballroom-style great room with a 14-foot cathedral ceiling and a gas fireplace surrounded by 6-foot circle-top Pella windows, a formal living room, a gourmet kitchen with Wolf and SubZero appliances and twin butler stations, and a multi-purpose room that can be utilized as an extra bedroom, office or library.

Upscale finishes include solid cherry cabinets throughout, granite countertops, solid oak flooring, designer bathroom tile, Pella windows and Baldwin solid-brass hardware. A luxurious master suite features 11-foot ceilings, a 35-foot long walk-in closet, and lavish master bath with three sinks, a large walk-in shower and an oversized Jacuzzi tub overlooking the rear yard. A private staircase leads to the finished third floor, which boasts a 26-foot study, office, children’s playroom or exercise room.

The new owners can enjoy Princeton’s ambiance, award-winning schools, renowned university attributes, and world-class entertainment and

cultural offerings, which all combined to give Princeton a top-10 ranking in New Jersey Monthly Magazine's 2013 Best Place to Live. Commuters use Amtrak (50 minutes to Manhattan) and NJ TRANSIT service to New York and Philadelphia along the Northeast Corridor line. Major highways such as routes 206, 27 and 1 and the New Jersey Turnpike are also nearby. Shopping and dining enthusiasts will appreciate Princeton's historic downtown and famed Nassau Street where an exciting mix of national and boutique shops and restaurants and year-round events and town festivities foster a vibrant, downtown setting.

The live auction will take place at the Windsor Athletic Club, 99 Clarksville Road, Princeton Junction. Registration begins at 1 p.m., with the auction commencing at 2 p.m. Interested buyers can view the estate home at pre-auction open houses from 11 a.m. to 2 p.m. today, March 2, and March 9 and 15. For more information, call 212-971-9720 or visit [www.MadisonHawk.com/Auctions/Princeton](http://www.MadisonHawk.com/Auctions/Princeton).