

**FOUR-ACRE ESTATE IN RYE, N.Y. TO BE SOLD AT AUCTION
BY MADISON HAWK PARTNERS**

*Landmark Westchester County Property Includes 13,650 Sq.-Ft. Mansion
and Future Subdivision Into Three Separate Buildable Lots*

RYE, N.Y., October 11, 2017 – A sprawling four-acre estate situated in one of Westchester County, N.Y.’s most desirable residential settings is being offered for sale in a sealed bid auction by [Madison Hawk Partners](#), a national real estate firm and industry leader specializing in Structured Accelerated Sales.

The auction sale of the well-located property at 3 Club Road in Rye, N.Y. presents an incredibly unique and flexible purchasing opportunity in New York City’s submarket. The pristine land is currently home to a majestic, move-in ready 13,650 square-foot mansion. The sought-after parcel also has recently applied for a subdivision into three buildable acre-plus homesites in an extremely desirable setting that could be sold separately.

“This is the perfect residence for a sophisticated buyer seeking an exclusive Westchester County address or a smart investment opportunity for anyone looking to monetize the potential of the property,” says Jeff Hubbard, President of Madison Hawk Partners. “The purchaser will be provided the opportunity to reside in the magnificent home in its current configuration, or split the property and sell two buildable lots while retaining much of the existing home.”

Originally built in 1928 on the grounds of the Apawamis Country Club, the standing country-style estate is one of the largest and most private residences in Rye, N.Y. Expanded to its current layout in 2009, the seven-bedroom home features a multitude of formal and informal living spaces, including a modern gourmet kitchen, 18-seat theatre, massage/treatment room, exercise room, large game room with fireplace and bar, and guest quarters with kitchenette over its five-car, heated garage. The grounds also boast an in-ground pool and adjacent pond.

3 Club Road is situated just blocks from bustling downtown Rye and its wealth of locally-owned shops and fine dining establishments. The property is ten minutes from the Rye Metro North Train Station and a half-mile from Interstate 95, both of which quickly whisk commuters to New York City’s business and entertainment centers.

Interested bidders can view the property during Open House events on October 18, 22, 26, November 2, 5, 12 from 12-2, by Appointment.

A Due Diligence Package is available to purchase for \$20 electronically and a requirement for bidding. Sealed bids are due at Madison Hawk’s New York Office by 3:00 p.m. EST on November 15th and should be delivered to Madison Hawk Partners, 575 Lexington Avenue, Suite 4023, New York, NY 10022.

For additional information, please call (212) 971-9720 or visit www.madisonhawk.com/auctions/rye

About Madison Hawk

Madison Hawk is a national real estate firm and industry leader specializing in Structured Portfolio Sales and Capital Market Solutions to complex real estate situations across all asset classes. The Madison Hawk team is among the most experienced in the industry, having designed and executed over \$10 billion worth of commercial and residential sales across all asset classes including; apartment buildings, office buildings, industrial buildings, shopping centers, development land, condominium developments, luxury homes and other special purpose properties. www.madisonhawk.com