

The Journal News

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Final Open House Events Set for Nov. 2nd, 5th, and 12th for Sealed Bid Auction of Four-Acre Rye Estate



Bidding interested in participating in the auction sale of one of Westchester County's most desirable residential estates can take advantage of the final opportunities to tour the scenic four-acre property in Rye, N.Y.

Madison Hawk Partners, the national real estate firm and industry leader specializing in Structured Accelerated Sales leading the sale, will be hosting Open House events on November 2nd, 5th and 12th from 12 p.m. to 2 p.m., by appointment. The sealed bid deadline is November 15th, 2017.

The sprawling 13,650 square-foot mansion located 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 the move-in ready 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.

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"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.

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