

**5,679± sf. 5 BR, 4.5 BA Historic Greek Revival
Features Carriage House, Solarium & Private Pool Terrace
2± Acre Sasco Hill Estate with Panoramic Views
FAIRFIELD, CT**



Corporate Relocation Forces Sale

JJ Manning
AUCTIONEERS

www.JJManning.com

800.521.0111

179 Old King's Hwy, Yarmouth Port, MA 02675



CT REB.0790057
BRO 1643
REF 18-1790

Terms of Sale: 10% of high bid as a certified deposit of which \$50,000 in cash, certified or bank check at the auction & remainder by 4pm ET on Monday, 9/17/18. Balance in 30 days. 10% Buyer's Premium will be added to the high bid & result will be the total purchase price. Other terms, if any, announced at the sale.

Pre-auction Offers: Must be tendered on a signed JJManning approved P&S Agreement & accompanied by a 10% certified deposit in certified or bank check or by confirmed wire transfer in order to be considered.

Buyer's Broker Terms: Up to 2% Buyer's Broker Commission offered. Visit www.JJManning.com for details & mandatory pre-registration requirements.

Disclaimer: All information derived from reliable sources believed correct, but not guaranteed. Buyers shall rely entirely on their own judgment & inspection. Announcements from the Auction Block take precedence over any previously printed material or any other oral statements made. JJManning Auctioneers is acting exclusively on behalf of Seller in this transaction.

Open House: Friday, September 7 (11am-1pm)

**REAL ESTATE AUCTION
Friday, September 14 at 11am On-site**

5,679± sf. 5 BR, 4.5 BA Historic Greek Revival

Classic Grace with Boutique Amenities Ideal for Entertaining
Wine Room, Solarium & Extensive Grounds with Pool Terrace
Detached 2-Car Carriage House with 720± sf. Bonus Room Above

817 Sasco Hill Road, Fairfield, CT



2± Acre Estate on Top of Sasco Hill with Panoramic Views



This circa 1864 Gold Coast gem sits high atop Sasco Hill offering panoramic and water views in one of Fairfield Counties most prestigious neighborhoods.

Gracious interiors, reflecting vintage detail meticulously updated to include modern luxury appointments, combine with resort worthy grounds featuring a stunning pool area to create a private retreat ideal for relaxation and entertaining.

In addition to 646± sf. of finished area on the basement level, the detached carriage house garage also offers a bonus 750± sf. finished second story previously used as a party/game room.

Less than 1 mile from beautiful residents only Sasco Beach, close to golf & tennis all within 2± miles of Rt. I-95 and 54± miles of Manhattan.

Open House:

Friday, September 7 (11am-1pm)

RE Tax Appraisal (2017): \$3,722,900

Outdoor Living: 721± sf. porch and an extensive patio terrace surround the 800± sf. in-ground pool

Details: Vaulted ceilings, detailed moldings, hardwood floors, marble & limestone tiles, fireplaces, built-ins, "bridal" staircase

Features: Master BR suite, library/office, gourmet kitchen with breakfast nook, formal dining room, 1st fl. BR ideal for live-ins or guests, ample storage in 1,092± sf. attic, wine room, stunning glass solarium

Other: Town water, private septic, central a/c, generator, security, 1 yr. home warranty

Legal Ref.: Fairfield County 4976/255

Parcel ID: 239-1

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Property Info., Photos, Broker Reg. & Full Terms at:

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AUCTION: Friday, September 14 at 11am On-site