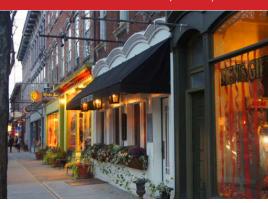
AUCTION

PHASE 1 CLOSEOUT OF 8 TOWNHOMES
HUDSON VALLEY WATERFRONT COMMUNITY

MAY 15th Hyde Park, NY

MINIMUM BID \$150,000



Antiquing in nearby Rhinebeck

SPANN SPANN Max Spann Real Estate & Auction Co. P. O. Box 4992 Clinton, New Jersey 08809

www.maxspann.com

A licensed NY Real Estate Broker



River Ridge at Hyde Park 40 Rolling Ridge Road, Hyde Park, Dutchess County, New York 12538

Property Directions:

From Westchester/New York City: Follow signs from the Henry Hudson Pkwy North to the Saw Mill River Parkway North to the Taconic Parkway North. Take exit for Route 55 West, continue through downtown Poughkeepsie to Route 9 North. Continue North on Route 9 passing Marist College, the Culinary Institute, and the Roosevelt Historic Site. Continue 1.5 miles to the River Edge community on the left.

Auction Location:
Ramada Conference Center
542 Route 9, Fishkill NY
(Route I-84 exit 13 for Route 9 North)



HUDSON VALLEY WATERFRONT COMMUNITY PHASE 1 CLOSEOUT OF 8 TOWNHOMES

The River Ridge Community is nestled between the villages of Hyde Park and Rhinebeck, along the Hudson River. National historic treasures next door, such as, the Vanderbilt Mansion and Roosevelt family compound. Enjoy award-winning restaurants, cafes, retail stores and tours at the world-class campus of the Culinary Institute of America.

STYLISH DESIGN, LUXURIOUS FEATURES AND RECREATIONAL AMENITIES

- Pristine country setting with Hudson River and mountain views
- Handsome hardwood flooring throughout first floor on finished units and 36" gas fireplace with slate hearth in the family room
- Expansive floorplans with large windows to maximize natural lighting and picturesque views of the countryside
- Magnificent kitchens with granite countertops and top end appliances
- 5,000 square foot, fully furnished, resort style clubhouse
- Steps to the Hudson River Valley Greenway Heritage Trail for hiking and biking

MINIMUM BID \$150,000

Properties will be sold through Bidders Choice. In each round of bidding, the winning bidder chooses their favorite property from the pool of available units. The first three townhouses chosen are guaranteed to be sold at or above the minimum bid. Subsequent units will be auctioned subject to seller's confirmation.

Unit	Style	Bed-Bath	Sq Ft (+/-)	Previous Ask	Minimum Bid
A35	Vanderbilt	2-2	1,985	\$312,900	\$150,000
A37	Montgomery	3-3 BA &-1 (1/2 BA)	2,205	\$349,900	\$150,000
A45*	Livingston	2-2 BA & 1 (1/2 BA)	2,835	\$382,750	\$150,000
B30	Beekman	1-1 BA & 2 (1/2 BA)	1,535	\$315,900	\$150,000
B40	Beekman	1-1 BA & 2 (1/2 BA)	1,535	\$325,900	\$150,000
V312	Vanderbilt	2-2 BA & 2 (1/2 BA)	1,985	\$319,900	\$150,000
V320	Vanderbilt	2-2 BA & 2 (1/2 BA)	1,985	\$325,900	\$150,000
V322	Vanderbilt	2-2 BA & 2 (1/2 BA)	1,985	\$325,900	\$150,000

Square footage includes finished lower level

* 2 Bedroom with Loft

Auction Location:

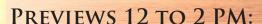
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APRIL 17TH
APRIL 23RD & 24TH
APRIL 30TH

River Ridge at Hyde Park, 40 Rolling Ridge Road, Hyde Park, Dutchess County, New York 12538



Walk-out Balconies to Relax and Enjoy the Hudson Valley Summer Breeze



Open Floor Plan Perfect for Entertaining Friends and Family



Magnificent Views of the Hudson River and Surrounding Mountains



Kitchen Breakfast Nooks with Picturesque Countryside Scenery

HOW TO OWN THIS HOME:

- 1) Go online at www.maxspann.com and sign up for a Property Information Package.
- 2) Preview the Community at the Open House.
- 3) Attend the Auction and Bid Your Price.

ONLINE BIDDING maxspann.com





Host Events at the Community Clubhouse