

# AUCTION

PHASE 1 CLOSEOUT OF 8 TOWNHOMES  
HUDSON VALLEY WATERFRONT COMMUNITY

MAY 15<sup>TH</sup>  
HYDE PARK, NY

MINIMUM BID \$150,000



Antiquing in nearby Rhinebeck



Max Spann Real Estate & Auction Co.  
P. O. Box 4992  
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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)



MINIMUM BID \$150,000

# AUCTION

HUDSON VALLEY WATERFRONT COMMUNITY  
CLOSEOUT OF 8 LUXURY TOWNHOMES



MAY 15<sup>TH</sup>

HYDE PARK, DUTCHESS COUNTY, NY





# RIVER RIDGE AT HYDE PARK

## 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:

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



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AUCTION DATE  
MAY 15<sup>TH</sup>, 1 PM

### PREVIEWS 12 TO 2 PM:

APRIL 17<sup>TH</sup>  
APRIL 23<sup>RD</sup> & 24<sup>TH</sup>  
APRIL 30<sup>TH</sup>

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



Magnificent Views of the Hudson River and  
Surrounding Mountains



Open Floor Plan Perfect for Entertaining  
Friends and Family



Kitchen Breakfast Nooks with  
Picturesque Countryside Scenery

### HOW TO OWN THIS HOME:

- 1) Go online at [www.maxspann.com](http://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](http://maxspann.com)



Host Events at the Community Clubhouse