

*This is your personal*  
INVITATION

AUCTION

HEDGEBOUND  
OF CAPE COD



*Luxury estate set on 3.25± landscaped acres,  
a short stroll from the Cape Cod shoreline*



J P. KING

*Est. 1915*

*Truro, Massachusetts*

SEPTEMBER 21

*Thursday, 1:00 PM (ET)*



# H E D G E B O U N D O F C A P E C O D

*Luxury estate set on 3.25± landscaped acres, a short stroll from the Cape Cod shoreline*

Before you even set foot inside this historic seven-bedroom Greek Revival style home and carriage house, you'll realize you're in a special place. The renovations and the new additions have been carefully melded into a unified whole.

The original house and carriage house are believed to have been built in the mid-1800's. The estate has been designated by the Truro Historic Review Board as a historically significant property.



J.P. KING

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*Premier Auction Marketing Firm*

800.558.5464 [WWW.JPKING.COM](http://WWW.JPKING.COM)



# AUCTION

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## RARE MATERIALS BRING WARMTH AND INTRIGUE

- Reclaimed oak flooring in master bedroom and kitchen/family area
- Reclaimed barn beams used in kitchen
- Plaster walls and hand-forged hardware
- Hand-painted dining room floor
- Granite front step from Boston Harbor Wall
- Antique brick walkways
- Driveway made of cobblestone from former Cambridge estate

## LUXURIOUS AMENITIES

- Elegant Master Suite with double sinks, open double shower, heated mirrors, skylights, and motorized awning windows
- Large kitchen with hand-built cabinets, soapstone counter, pantry, 6-burner gas Viking stove, Sub-Zero refrigerator and 2 dishwashers
- Formal dining room and sitting area with fireplace
- Caterer's kitchen
- Exterior and interior trim and wainscoting designed to match Greek Revival style
- Built-in sound system with speakers in all rooms, as well as on screened porch and decks
- Basement with large entertainment/family room
- 750-bottle wine cellar

## CARRIAGE HOUSE

- Two-car garage
- Furnace
- Office and exercise area on ground floor with separate entrance
- Full bath on first floor with steam shower
- Two-bedroom hideaway, with full bath, kitchen and refrigerator



*Minutes from Provincetown and Wellfleet, you'll find yourself enveloped in a virtual Garden of Eden, strolling the walking trails surrounded by majestic stone walls and adorned with rock gardens, bubbling waterscapes, and an endless variety of plants.*



*You Are Offered This Personal*  
**I N V I T A T I O N**  
*Hedgebound of Cape Cod, Truro, Massachusetts*

# A U C T I O N



*1 PM (ET) Thursday*

## S E P T E M B E R 2 1

**AUCTION INFORMATION**

Please contact the Auction Information Office for further details regarding the auction and property.

800.558.5464 Fax: 256.546.3311  
 auctioninfo@jpking.com

**AUCTION REGISTRATION and SALE SITE**

A cashier's check in the amount of \$50,000.00 made payable to the bidder will be required to register to bid. Registration begins at 11:30 AM (ET). The sale begins at 1:00 PM (ET). The auction will take place at the home which is located at 2 Holsberry Road, Truro, MA.

**BUYER BROKER PARTICIPATION**

Up to a 3% commission will be paid to any properly licensed buyer's Broker who registers a successful buyer according to the Broker Participation Guidelines. Broker registration forms are available from the Auction Information Office. Forms must be completed and returned no later than 48 hours prior to the auction.

**BUYER'S INCENTIVE**

A Buyer's opening bid incentive discount is available to bidders who register according to the Buyer Incentive Guidelines. Forms are available from the Auction Information Office. Forms must be completed and returned no later than 48 hours prior to the auction.

**PROPERTY TOUR**

An auction representative will be available beginning September 7, 2006 through auction day from 10:00 A.M. until 5:00 P.M. Monday through Saturday; 1:00 P.M. until 5:00 P.M. on Sunday. You may contact the J. P. King Auction representative directly at 256.504.9405, during these designated dates.

**INFORMATION PACKAGE**

An extensive Property Information Package (PIP) has been prepared to assist the buyers in evaluating this property. The PIP is available on-line at [www.jpking.com](http://www.jpking.com). Click on the "Upcoming Auctions", click auction of choice, click "Online Property Information Package".

**BUYER'S PREMIUM**

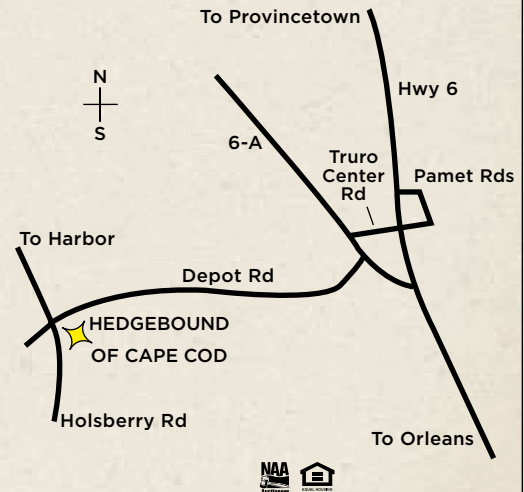
A ten-percent (10%) Buyer's Premium will be added to the winning bid price to arrive at the total contract price paid by the purchaser.

**TERMS**

A ten-percent (10%) down payment will be due immediately after being declared the buyer. The balance is due in cash at closing within 30 days.

**DIRECTIONS TO PROPERTY**

From State Highway 6 in Truro; Exit at Pamet Roads/Truro Center. Continue to bear right under bridge towards Truro Center. At intersection, turn left onto Truro Center Road and turn immediately right onto Depot Road. Travel 0.5 miles and turn left onto Holsberry Road. Hedgebound of Cape Cod is located at 2 Holsberry Road which is the first driveway on your left.



J.P. KING AUCTION COMPANY  
 108 Fountain Ave.  
 Gadsden, Alabama 35901

#641-06 **DISCLAIMER:** Square footage dimensions and acreage amounts are based upon information provided by the seller and are believed to be correct; however, purchaser and/or purchasers' agent/broker shall bear the responsibility to confirm all calculations prior to the auction. Not available to residents of any state in which this real estate is not in compliance with the real estate laws or other laws of that state. For compliance with SECT 1018 of the RESIDENTIAL LEAD-BASED PAINT HAZARD REDUCTION ACT OF 1992, interested purchasers have a ten (10) day inspection prior to auction. Announcements made at the auction supersede all printed material. All information contained in this brochure was derived from sources believed to be correct but is not guaranteed. This brochure may not be reproduced in whole or in part without the written permission of Multi Media Advertising Agency, Inc. Some photos may feature terrain, wildlife, activities and lifestyle characteristics that could be associated with the property, but not be images of the property itself. Elaine H. Tate, Broker. J. Craig King, Auctioneer #1031 or James Scott King #1030.

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