

Inside: Open House

# LOFTY

dream house up for auction



PHOTOS COURTESY OF FRED LIGHT

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Inside: Open House

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Custom moldings and cabinetry fill the first floor of this pristine home.

COURTESY OF FRED LIGHT



Exposed beams and impossibly high ceilings create a dramatic sense of light and space.

COURTESY OF FRED LIGHT

## Bidding starts at \$700,000

By **NANCY BEAN FOSTER**  
Union Leader Correspondent

### FRANCESTOWN

**O**n a hilltop in Francestown, overlooking the Monadnock region, a couple built an estate they hoped would fulfill their dreams. But as a health crisis changed the course of their lives, the estate is now up for auction, and the highest bidder could own an astounding piece of real estate for a fraction of its value.

The 96-acre estate on Dennison Pond Road was built in 2004. At the center of the estate is an 8,275 square-foot timber frame home with four bedrooms and five baths.

"This spot is really special," said Chris McInnis of Paul McInnis, Inc., an auction company in North Hampton that is marketing the property. "The owners bought the property in 2004, knocked down the small house that was here, and built their dream house."

The living room, with its majestic cathedral ceilings, exposed beams and a granite fireplace, has a wall of windows that look out over the Monadnocks, presenting an unobstructed 180-degree panoramic view of the countryside.

"You can see Mt. Monadnock right from the living room," said McInnis.

In the gourmet kitchen, custom cabinetry, pantries and high-end stainless steel appliances are complimented by expansive granite countertops. There's also a custom-built library with wood paneling and a book loft, a finished walk-out basement, an attached two-car garage and a large detached barn.

But there are also a few luxury amenities not found in many homes. An elevator carries passengers to all three levels of the house, radiant-heat keeps toes warm on cold winter mornings, and windows close automatically when it rains.

There's a vast amount of outdoor space surrounding the home, and 81 of the 96 acres are covered by a conservation easement.

"That land is protected forever, but you still have 14 acres

to do with what you please," McInnis said.

According to McInnis, the couple that built the home found themselves having to downsize when one of them fell ill.

"It's an unfortunate situation, but they were forced to move into an assisted living facility," he said. The estate was put on the market for \$1.75 million, but wasn't moving due to the stagnancy of the real estate market. In order to move the property a bit faster, the couple decided to sell it in an "owner auction."

Paul McInnis, Inc., is one of the few auction companies in New Hampshire that does owner auctions, according to Chris McInnis.

"The word 'auction' presents an opportunity to highlight a property for four to six weeks before the sale," said McInnis. "It makes the property stand out."

And purchasing a property through an owner auction, as opposed to standard real estate transactions, can often mean substantial savings for the buyer, McInnis said.

"This property was listed at \$1.75 million, but we're opening bidding at \$700,000," McInnis said. "That's a significant price reduction, and despite what the final bid ends up being, there will be a discount."

The home can be viewed by appointment on Thursday, May 7 from 4 to 6 p.m.; Saturday, May 2 and Saturday, May 9 from noon to 2 p.m. The auction will be held on Saturday, May 16 at 11 a.m. A \$50,000 deposit at the time and place of sale is required to bid.

Following the auction of the home, many of the homeowners' personal effects will also be up for bid including antique furniture, tools, paintings and yard equipment.

For more information, visit <http://paulmcinnis.com/Owners-Auction-Francestown-New-Hampshire.asp> or call 603-964-1301.

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