

CASE STUDY

OWNER'S REAL ESTATE AUCTION Effingham, NH

CONTEMPORARY FARMHOUSE

251 High Watch Road is home to a beautiful contemporary farmhouse with exposed wood beams, wrap-around farmers porch, and the finest mountain views. Built in 1999± on a rolling 28± acre parcel, this three-bedroom, 2,814± sq.ft. home offers a first-floor master en-suite and open concept main level.

Prior to the auction this property had been listed for sale for three years by three different brokers with showings few and far between. With a final list price of \$459,900 the property sat unsold.

Once Paul McInnis, Inc. was brought onboard to market the property for auction it was advertised that this property would sell to the highest bidder over \$275,000. This drastic price reduction brought great attention and the property was sold at auction for \$412,500 exceeding the seller's expectations.

SOLD FOR \$412,500



- 37 Inquiries
- 10 Previewers
- 3 Bidders

Est. 1976

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