

# CORPORATE AUCTION

**DAY, DATE & TIME TO BE ANNOUNCED**

**LOCKWOOD TERRACE CONDOMINIUMS**

**130 MAIN STREET**

**UNITS C1, C4, E4 and E5**

**NORWALK, CT 06851**

**HURRY !!!**

- \* Surprising 2 or 3 Bedroom, 2.5 Bath, Townhome Condominiums
- \* Featuring : Living Room, Dining Area, Kitchen with S.S. Appliances and Granite Countertops, Office / Media Room, Hardwood / Tile Floors, Balcony, Complete with Two Car Garage with Storage Area
- \* Living Area : 1,712 +/-
- \* FA Gas Heat and Central Air Conditioning
- \* Public Water & Sewer
- \* Year Built 2008
- \* Real Estate Taxes : C1 \$6,462 C4 \$6,641 E4 \$6,758 E5 \$6,825
- \* HOA Fees : C1 \$297.36 C4 \$288.78 E4 \$288.78 E5 \$297.36 monthly and includes water, sewage, garbage, landscaping, snow removal and common area electric.
- \* Legal Description : County of Fairfield / APN: NORWD1B77L1
  
- \* **Auctioneers Note** : Historic Charm and Modern Style / Lockwood Terraces is built on the property that was home to six generations of the prominent Lockwood Family of the Lockwood Mathews Mansion renown. The restoration of three homes, followed by the construction of the two and three bedroom town homes represent an innovative blend of Norwalk's historic past and present.

**SAVE \$\$\$**

**AUCTION HELD ON SITE  
INSPECTION ONE HOUR BEFORE AUCTION  
OR BY PRIVATE APPOINTMENT**

**800-262-3050**

**[www.auctionworldusa.com](http://www.auctionworldusa.com)**

**Terms of Sale :** \$5,000.00 deposit per unit day of sale from the highest bidder (can be a personal check).  
Closing within 30 days of accepted contract. Sale subject to prior sale without further notice.  
Sale subject to seller confirmation.

**Directions :** From I-95 Northbound – Take Exit 15 and go to the 2<sup>nd</sup> exit ( New Cannan Ave). At the bottom of the ramp take a left turn, take first right and follow Main Street through 2 sets of lights. Just after going through the 2<sup>nd</sup> light you will see Lockwood Terrace Condos on you left.

Seller will convey a good and marketable title that will be free and clear of all encumbrances and will be insurable by a licensed title insurance company at a regular rate. Real Estate taxes will be current and prorated to closing.

The above information, while compiled from sources we believe reliable, is not guaranteed accurate and is subject to errors and omissions. Property is selling “AS IS”-“WHERE IS”. All announcements from the auction block take precedence over printed material.

**Auction World USA, LLC**  
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