

# Real Estate Auction Information



This is a rare opportunity to purchase a beautiful home overlooking the West Branch of the Delaware River. The present owners of this home are only the second family to own this property in the last several generations. This exceptional property of approximately 3-acres has nearly 1,000-feet of frontage on the river.

The property is located on the end of Bonnefond Road, a town maintained road with privacy, seclusion and scenic mountain and river views and approximately 4-miles from the Village of Walton.

The Village of Walton and surrounding areas offer many attractions including a Civil War Reenactment, Car Show and the very popular Delaware County Fair for a week in August. This year the Fair is featuring a concert by Lady Antebellum. The Fair grounds are also used throughout the year for many other events. There are also many other local attractions in nearby Oneonta and Delhi.

The home is a 3-story Craftsman-style home with a large enclosed front porch overlooking the river. The first floor consists of a large eat-in kitchen, living room with fireplace and picture windows, den, dining room with picture window, full bath, and spacious foyer. The second floor has four bedrooms, full bath, and large recreation room with fireplace. The third floor has four additional bedrooms. There is a two-car garage in the basement, oil hot water heat, spring water, aluminum siding, and thermal pane windows. The home is insulated and has original wood floors throughout.

This property lends itself to many opportunities. A family retreat, Bed & Breakfast, fishing school, fishing and hunting lodge with an abundance of City and State owned forests nearby.

The extraordinary furnishings in the home are mainly from the Bonnefond family and will be sold at Public Auction on August 7<sup>th</sup> and 8<sup>th</sup> at the home. The Real Estate will be offered at Public Auction on August 8<sup>th</sup> at 2:00 pm. There will be an Open House on July 25<sup>th</sup> and August 1<sup>st</sup> from 1:00 pm to 3:00 pm. The home will also be shown by appointment.

