



# LUXURY ESTATE IN IDAHO FALLS

EXTRAORDINARY 16,000 SQ FT ON 2.6 ACRES | THE MOST SPECTACULAR ESTATE IN IDAHO

AUCTION: BIDS DUE ON OR BEFORE DEC. 12 | 330 SHEFFIELD CIRCLE | IDAHO FALLS, ID 83404

ESTATE WILL BE SOLD WITHOUT A MINIMUM PRICE

world  bid  
by  
**BRAUN**





This nearly-complete estate, built by one of the most prestigious builders in Idaho Falls, is ready for your finishing touches. As you step inside the gracious entry foyer, a grand circular staircase with heated travertine stone leads to the open second floor. The estate consists of two master suites, craft room, theater, workout room, cold storage and an underground walkway to the three-car garage and indoor basketball court. There's a playroom upstairs, walkout basement, built-in pool, poolhouse with outdoor kitchen and changing rooms, raised hot tub, elevator and butler's pantry/caterer's kitchen – just to name a few of this estate's abundant amenities.





stunning view  
of **quality** craftsmanship

built by one of the most  
**prestigious builders**  
in Idaho Falls







## LIVING IN IDAHO FALLS

Idaho Falls is the largest city in eastern Idaho. Due to its economic vitality, high quality of life and proximity to world-class outdoor recreation, it is often featured in various publications' lists of "best places to live."

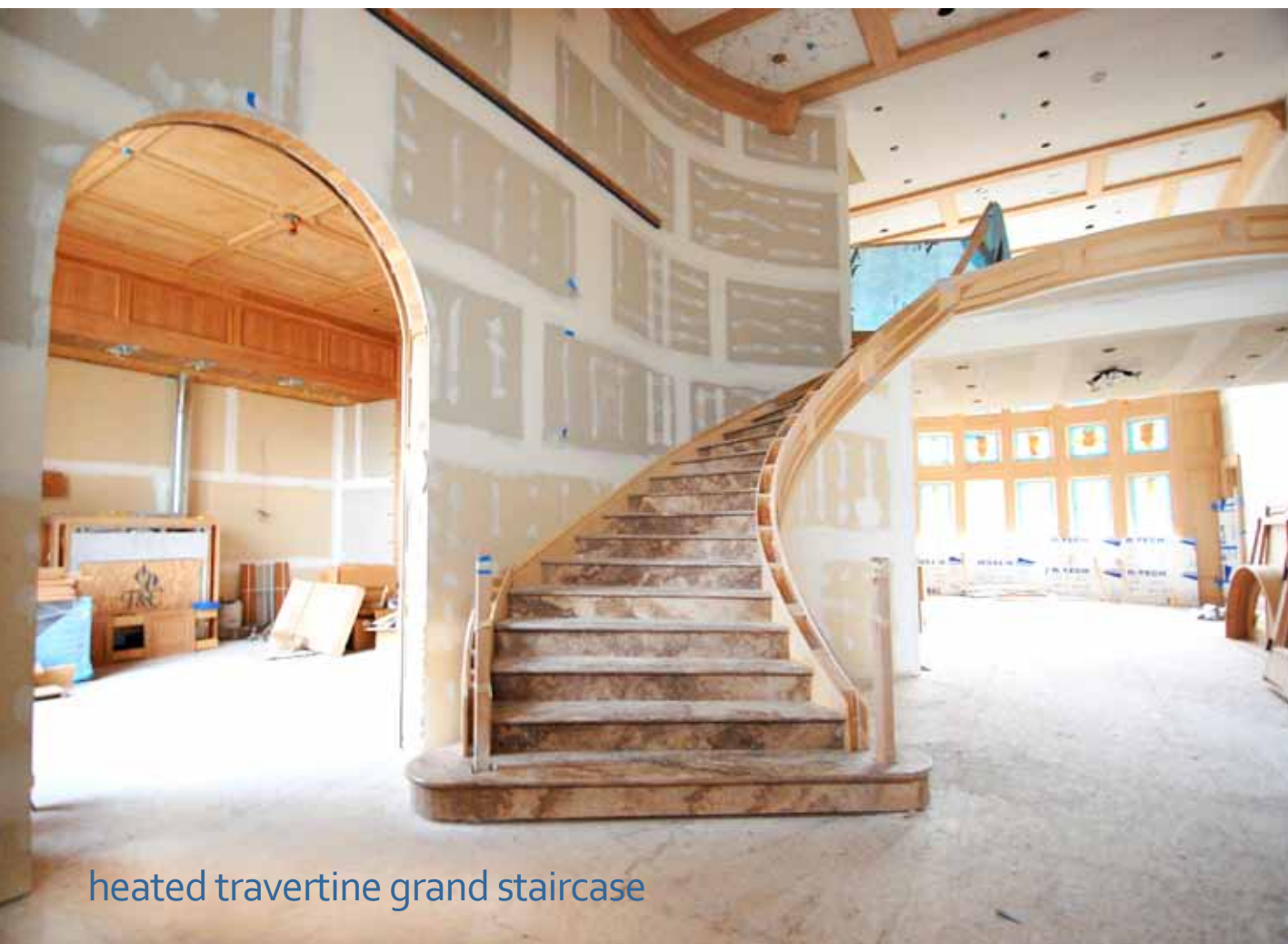
The city attracts many tourists visiting nearby Yellowstone and Grand Teton National Parks, Jackson Hole and the exceptional fishing on the Snake River, and was recently named to National Geographic's list of "100 Best Adventure Towns."

In addition, Idaho Falls has established itself as a regional cultural destination with diverse musical concerts, plays and events. The greenbelt along the Snake River hosts many community events such as a large 4th of July celebration and farmers market. The area is served by the Idaho Falls Regional Airport.





the great room



heated travertine grand staircase

ACCEPTING BIDS NOW THROUGH DECEMBER 12



## HIGHLIGHTS

ESTATE: 16,000 SQ FT | LOT: 2.6 acres

6 beds | 6 baths | 2 half baths

3 car attached garage and 3 car detached garage  
underground walkway from house to detached garage

heated swimming pool | raised hot tub

pool house with his / hers dressing areas

indoor basketball court | outdoor kitchen

walkout basement & elevator

foyer has circular heated travertine staircase

cherry wood paneling in den/office

cantera stone hand carved fireplace in great room

2 master suites | 4 furnaces

craft room | theatre | workout room

butler's pantry / caterers kitchen

special sound proofing sheetrock | engineered lumber



## HOW TO BID

1. To obtain your sealed bid registration form, go to [BraunCo.com](http://BraunCo.com) or call Braun at 800.784.5884 x222. We are available at your convenience to answer your questions and assist you with the bidding process.
2. Submit a \$20,000 registration deposit either in the form of a cashier's check made payable to Title One Escrow and mailed to Braun, or via wire transfer to Braun (contact Braun for wiring info).
3. Sealed bid registration form and registration deposit must be submitted to Braun on or before December 12 at noon MT.

## BUYER'S PREMIUM

A five percent (5%) buyer's premium will be added to the winning bid price.

## BROKER COOPERATION

Brokers must register prior to Auction Day. A three percent (3%) commission will be paid to any properly licensed broker who registers the winning buyer that closes and according to BRAUN's Buyer Broker Guidelines.

Please review BRAUN Terms & Conditions document for Auction Information and Disclaimers. BRAUN is the Auction & Marketing Company and Susan Weaver and Stephanie Murdock of Keller Williams are the listing brokers. Any announcement made on auction day will supersede any oral or written statement made prior to that time. Information contained herein was derived from sources believed to be correct, but is not guaranteed. The auctioneer may open the bidding at a price which may differ from the opening bid price listed on any Multiple Listing Service or other literature and print. The Auctioneer reserves the right to postpone or cancel the

auction, to withdraw the property from the auction and to change any terms of the auction or particular conditions of sale upon announcement prior to or during the course of the auction. Bids shall be accepted in a manner and in such increments as shall be determined by the Auctioneer. The property will sell at any price — requires court confirmation. The seller has the right to sell the property at any price. This document may not be reproduced in whole or in part without the written permission of BRAUN.

BOND #0347742 | BRE# 01912556 | LIC# AB8422  
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# AUCTION SCHEDULE

10.20

## **OPEN HOUSE & TOURS | OCTOBER 20, 2013 - DECEMBER 11, 2013**

You may preview the property by appointment.

12.11

## **COMPLETE DUE DILIGENCE | BY DECEMBER 11, 2013**

After visiting the property, prospective bidders should perform their own due diligence, including inspections, review of PTR and disclosures on BraunCo.com.

12.11

## **BROKER REGISTRATION DUE | DECEMBER 11, 2013**

Broker Registration forms can be found on BraunCo.com, and must be submitted to us by December 11 at 6 p.m. PT, via mail or fax 310.789.8883.

12.12

## **SEALED BID REGISTRATION FORM | DECEMBER 12 AT NOON MT**

Braun must receive your sealed bid registration form and registration deposit of \$20,000 on or before December 12, 2013, at noon MT. Fax forms to 310.789.8883.

12.12

## **AUCTION DATE | DECEMBER 12, 2013 AT NOON MT**

Sealed Bids are due on or before December 12, 2013, at noon MT.

1.26

## **CLOSING | JANUARY 26, 2014**

Escrow documents will be signed with Title One Escrow immediately after the auction. Forty-five (45) day escrow period is finalized on January 26, 2014.





1230 ROSECRANS AVE., SUITE 160 | MANHATTAN BEACH, CA 90266



800.784.5884 x222 | [BRAUNCO.COM](https://www.braunco.com)

THIS PROPERTY IS LISTED BY  
SUSAN WEAVER & STEPHANIE MURDOCK  
OF KELLER WILLIAMS BOISE | KELLER WILLIAMS EAST IDAHO

