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# AUCTION

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FRENCH COUNTRY ESTATE IN HOUSTON

5 BR · 9 BA · 25,637 SF  
 MODELED AFTER A FRENCH CHATEAU

SATURDAY, NOVEMBER 5<sup>TH</sup>  
 AT 12PM CST · LIVE ON SITE

ORIG. COST TO BUILD OVER \$10 MILLION\*  
 OPENING BID \$2 MILLION

CALL FOR AUCTION INFORMATION:  
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 WWW.PREMIEREESTATES.COM

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SATURDAY, NOVEMBER 5<sup>TH</sup>  
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14525 CHAMPIONS DRIVE, HOUSTON, TX

5 BR · 9 BA · 25,637 SF · MODELED AFTER A FRENCH CHATEAU

ORIG. COST TO BUILD OVER \$10 MILLION\* · OPENING BID \$2 MILLION



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**24-HOUR AUCTION INFORMATION**  
**800.290.3290 x500**

Auctioneer: Randolph Holford, TX Lic. # 6324  
 \* Estimate of builder's cost.



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Situated on 4.87 acres, 25,000+ sq ft French Chateau modeled after French Normandy architecture is decked in antique fixtures handpicked and imported from across the globe, taking over 20 years to collect. Included among these stunning pieces are thirteen one-of-a-kind marble mantles that accent the many fireplaces.



The ultimate statement of European luxury, this estate boasts a 3,000 sq ft master suite with a private study plus his and hers baths and dressing rooms, and nine bathrooms all laden with marble flooring. The enormous, incredible kitchen/pantry has state-of-the-art appliances and a huge countertop-to-ceiling granite backsplash.



Designed for entertaining (with plenty of room for it!), there is a large atrium upon entering this masterpiece, then a beautiful, elegant dining room with adjacent wine room (perfect for wine tastings!), salon, separate media room, another private study or office, a hunt room, a library and conservatory, a music room, a breakfast room...and each includes beautiful French doors that open to the estate grounds. The underground multi-car garage, including elevator, provides convenience and ample storage - perfect for car collectors! Many of the walls are 18-inch solid concrete...a Castle you can call home.



Close your eyes and you're in the French countryside. This is truly one of the most exquisite, unique properties ever built! A true showplace, this Chateau's construction quality is something that will never be duplicated.



SEPTEMBER **Property Tour: Sept. 12<sup>th</sup> - Nov. 4<sup>th</sup>**  
**12** You may preview the property during its normal business hours any time between Sept. 12th and Auction Day. Call Premiere Estates at 800.290.3290 with questions about the property.

SEPTEMBER **Complete Due Diligence: Sept. 13<sup>th</sup> - Nov. 4<sup>th</sup>**  
**13** After visiting the property, prospective bidders should perform their own due diligence, including inspections, review of Prelim and Disclosures on PremiereEstates.com

NOVEMBER **Broker Registration due: Nov. 4<sup>th</sup>**  
**4** Broker Registration forms can be found on PremiereEstates.com, and must be submitted to us by Nov. 4th at 5pm via mail or fax 310.798.8883

NOVEMBER **Bidder Registration & Check due: Nov. 4<sup>th</sup>**  
**5** Mail your Bidder Registration form and a cashier's check in the amount of \$100,000 payable to Old Republic Title Co. to arrive at our office by Nov. 4th. You may also bring it with you on Auction Day or wire funds (Contact us for wiring info). Forms may be faxed to 310.798.8883.

NOVEMBER **Auction Date: Nov. 5<sup>th</sup>**  
**6** Bidders should be prepared to bid on site or via telephone (712.432.3100 x580555) at least 10 minutes prior to Auction Time (12pm).

DECEMBER **Closing Date: Dec. 5<sup>th</sup>**  
**6** Escrow documents will be signed with Old Republic Title Co. immediately after Auction, and 30-day Escrow period is finalized Dec. 5th.

### How to Bid

1. You must pre-register. Go to [www.PremiereEstates.com](http://www.PremiereEstates.com) or call Premiere Estates to obtain registration form
2. Submit a \$100,000 cashier's check payable to Old Republic Title Co. either by mail or via wiring (contact Premiere for wiring info)
3. You may choose to bid on site, by telephone, by proxy, or online

### Buyer's Premium

A ten percent (10%) buyer's premium will be added to the winning bid price.

### Broker Cooperation

Brokers must register prior to Auction Day. A two-and-one-half percent (2.5%) commission will be paid to any properly licensed Texas broker who registers the successful buyer according to Premiere Estate's buyer broker guidelines.

**Showings:** By appointment only; Please call 800.290.3290 x500

### Please review Terms & Conditions document for Auction Information and Disclaimers.

Premiere Estates Auction Company (PEAC) is the auctioning agent and the listing broker is Brad Hermes of Keller Williams Realty. Any announcement made on-site 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. There is a reserve on the property. The seller is not obligated to sell the property if the reserve is not met. This document may not be reproduced in whole or in part without the written permission of PEAC. BOND #351269 · DRE #01375969 · DRE #510438

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