



PREMIERE ESTATES  
AUCTION COMPANY



AUCTIONEERS OF EXCEPTIONAL PROPERTIES

# AUCTION

The Dolobran Estate - Historic Property in Haverford, PA



IN NATIONAL REGISTER OF HISTORIC PLACES  
9 BEDS • 9 BATHS • 17,000 SF • 1.94 ACRES  
Saturday, October 6<sup>th</sup> • 12pm

231 Laurel Lane  
Haverford, PA 19041  
Starting Bid  
**\$750,000**  
Orig. Listed at \$4,499,000

225 Laurel Lane (1-acre lot)  
Haverford, PA 19041  
Will Sell At Any Price!  
**Absolute Auction**  
Sugg. Starting Bid \$99,000

[www.PremiereEstates.com](http://www.PremiereEstates.com)

[www.PremiereEstates.com](http://www.PremiereEstates.com)  
800.290.3290 x400

BOND #351269 • DRE # 01375969

In  
conjunction  
with



Robin Gordon 610.246.2280





### RECEPTION HALL

Doors lead from a vestibule to an ornate Reception Hall complete with elaborate millwork on the walls and ceiling, an architecturally significant staircase and an original fireplace with Delft tiled surround and hand-carved wood mantle.



### DINING ROOM

Elegant and formal, this large room is highlighted by an intricately designed coffered ceiling, decorative moldings, generous windows and an original fireplace with tiled surround and hand-carved mantle that rises to the ceiling.



### FAMILY ROOM

Double doors from the Reception Hall open to a spacious Family Room which has windows on two exposures, a painted wood beamed ceiling, and an original fireplace with tiled surround and wood mantle.



### SOLARIUM

The Solarium, one of Furness' additions to the residence, was recently restored to its original Moroccan style. Imported Moroccan tile complements the original light fixtures, while the newer HVA system adds comfort to the room.

## AUCTION TIMELINE & INFO

### PROPERTY TOUR:

August 1st – October 5th

You may preview the property during scheduled Open Houses (go to [PremiereEstates.com](http://PremiereEstates.com) for Open House dates) or by appointment between August 1st and October 5th. Call Premiere Estates at **800.290.3290 x400** with questions about the property.

### COMPLETE DUE DILIGENCE:

August 2nd – October 5th

After visiting the property, prospective bidders should perform their own due diligence, including inspections, review of Prelim and Disclosures on [PremiereEstates.com](http://PremiereEstates.com)

### BROKER REGISTRATION DUE:

October 5th

Broker Registration forms can be found on [PremiereEstates.com](http://PremiereEstates.com), and must be submitted to us by October 5th at 3pm via mail or fax **310.798.8883**.

### BIDDER REGISTRATION & CHECK DUE:

October 5th

If you are bidding by phone or by proxy, mail your Bidder Registration form and a cashier's check in the amount of \$30,000 payable to Fidelity Title Co. to arrive at our office by October 5th. If you are bidding live, 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**. Bidders must also bring a blank personal check with them on Auction Day.

### AUCTION DATE:

October 6th at 12pm ET

PEAC's WorldBid Platform allows bidders to bid on site, by proxy or via telephone - please be on site or on phone at least 10 minutes prior to Auction Time. Please remember your \$30,000 cashier's check and a blank personal check. If bidding by proxy, bids must be received by 3pm October 5th or earlier.

### CLOSING DATE:

November 20th

Escrow documents will be signed with Fidelity Title Co. immediately after Auction, and 45-day Escrow period is finalized November 20th.

### AGENT COOPERATION

Agents must register themselves and their clients prior to Auction Day. A two-and-one-half percent (2.5%) commission will be paid to any properly licensed agent who registers the successful buyer according to Premiere Estates' Buyer/Broker guidelines.

### HOW TO BID

1. You must pre-register. Go to [PremiereEstates.com](http://PremiereEstates.com) or call Premiere Estates to obtain registration form.
2. Bidders may provide proof of funds and/or pre-qualification with the lender of their choice.
3. Submit a \$30,000 cashier's check payable to Fidelity Title Co. by mail (see below for PEAC's address) or via wiring (contact PEAC for wiring info).
4. You may choose to bid on site, by telephone, or by proxy.

### BUYER'S PREMIUM

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



## THE DOLOBRAN ESTATE

The Dolobran Estate was designed by Philadelphia architect Frank Furness, the most important architect the Philadelphia region has ever produced. Furness began designing this home in 1881, and then modified and continuously re-modified it over a 14-year period until 1895. Built for shipbuilder Clement A. Griscom, president of the American steamship Company and the Red star line, owner of the Titanic, it was laid out in a characteristically asymmetrical Victorian Gothic revival style. The house includes Furness' trademark ornate brick chimneys, elaborate millwork & fireplaces and wildly original roof and window treatments. Of special note is this home's ballroom, measuring some 40 feet by 50 feet. Currently the home comprises nearly 17,000 square feet, and embraces 1.94 breathtaking acres in north-side Haverford in Lower Merion Township. Recent renovations are respectful of Furness' vision. The property is listed on the National Register of Historic Places and is among the most important residences on Philadelphia's Main Line.

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Fox & Roach REALTORS®

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WORLDWIDE ACCELERATED MARKETING SPECIALISTS

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