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Sheldon Good & Co. Luxury Real Estate to auction off Berkshires estate on August 22 - starting bid \$8.5m

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Sheldon Good & Company Luxury Real Estate are auctioning off Southmayd Farm, a historic 80-acre estate at 2 Glendale Middle Rd., in the Berkshires. Totalling 11,000 s/f, the estate is guaranteed to sell at or above the starting bid of \$8.5 million. The auction will be held on August 22. In addition to the eight-bedroom mansion, situated on the estate are the original carriage house, a conservatory and formal gardens, a pool with cabanas, and a three-bedroom guest cottage. A studio building offers three heated garage bays and a loft apartment with kitchen and bath. A horse barn complex features five horse stalls, equipment barn and paddocks. The residence itself, spanning more than 8,500 s/f and containing eight fireplaces, has been completely renovated and updated with the latest amenities and technology. The original woodwork, flooring, doors and windows, carved mantelpieces, and plaster moldings have been fully restored. The mansion boasts a library, music room and formal dining room, in addition to a family room, office, kitchen/dining combo and sun room. There are four full baths and two partial baths.

The kitchen features stone counters and sinks and state-of-the-art stainless steel appliances. These include a 48-inch Viking range-top with six burners and a grill, two Viking ovens, two sub-zero refrigerators, two Miele dishwashers and a custom zinc exhaust hood. A large pantry with marble counters, glass-fronted cabinetry, two bar sinks, and a separate set of appliances completes a kitchen layout designed for gourmet cooking and extensive entertaining.

The residence's systems include central air conditioning, radiant and hydronic warm air heat, Wi-Fi, alarm, security cameras, built-in Bowers & Wilkins speakers with Niles audio controls, and Lutron lighting.

Built in 1870 by prominent attorney Charles Southmayd on land once owned by Henry Wadsworth Longfellow, and subsequently owned at one time by a Vanderbilt heir, the estate has been completely and meticulously restored in every detail. It is situated along a mile of Housatonic River frontage, between the Norman Rockwell Museum and the Stockbridge Golf Club, within walking distance of downtown Stockbridge and a short drive from Tanglewood and Great Barrington.

"This magnificent estate, dating from the Gilded Age, has been impeccably rebuilt and restored," said Craig Post, executive director of Sheldon Good Luxury Real Estate. "The mansion is of a scale and style that is extremely comfortable, with its casual contemporary spaces balanced by elegant public rooms that can accommodate grand entertaining. The main residence and its complex of buildings are situated in the midst of splendid, expansive grounds bounded by the Housatonic River, with beautiful views of the Berkshires."

The property will be open for viewing by appointment only. To make an appointment, call (800) 315-2199.

Sheldon Good & Co. is a luxury real estate auction firm headquartered in New York City. The

company specializes in selling luxury properties throughout the United States and Caribbean with values ranging from \$2 million to \$25 million.

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