



The old world charm of this historic property will bring you back to a simpler time while catering to your modern expectations of functionality, technology and energy-efficiency. Designed in 1886 by noted St. Paul architect Edward Payson Bassford, this home is a sophisticated example of the artisan's craft and has been completely updated to a distinctive, urban residence.

The home has been extensively updated with over 65 custom-built, custom-fitted, unique windows that match the look of the historical landmark. Each condominium includes secure off-street parking and a two-stall garage with abundant overhead storage.

Bid your price on any condominium, combination or the mansion in its entirety. This is your opportunity to own a piece of this historic Queen Anne/Richardson Romanesque double mansion. You decide which combination meets your desires.

## Historic Armstrong-Quinlan Mansion

(4) Luxury Condominiums

### Condominium A

**225 Eagle Parkway**  
two-story, luxury condominium  
This unit is a 2500± square foot luxury condominium which boasts an upper and lower floor with three-bedrooms and three-baths. This impressive home features two gas fireplaces accenting the cozy at home feeling. It invites you in with magnificent views of downtown St. Paul and the Mississippi River through its impressive grand scale double hung windows in the living room, triple set of windows crowned with round tops in the master bedroom and tall windows in the kitchen and dining areas drenching the home with natural light.

The main floor gourmet kitchen features top of the line fixtures, including a sub-zero refrigerator and Wolf six-burner stove. Attention to detail is the hallmark of this home, including lovely tile floors and gum wood floors in the dining and living areas. The upper level master bedroom provides a commanding view of the St. Paul skyline and includes a luxurious master bath with soaking tub and large shower with rain curtain and rain head fixtures.

### Condominium B

**223 Eagle Parkway**  
lower level, garden suite  
The 2,600 square foot garden suite is stunning and functional and features a walk-out garden patio with views of the Mississippi River. The suite features 10' ceilings throughout, large windows allowing day-long sunlight, energy-efficient in-floor heat, and elevator access from the main floor. This suite is roughed-in and ready for your elegant finishing touches.

### Condominium C

**229 Eagle Parkway**  
third-floor penthouse  
This expansive high-ceiling penthouse beckons you to create your dream home. With substantial lighting and over 2,000 square feet to work with, your imagination has no bounds in the design of this roughed-in unit. The penthouse boasts beautiful vistas in all directions with majestic views of the St. Paul Skyline, early morning sunrises and the Mississippi River.

### Condominium D

**227 Eagle Parkway**  
two-story, luxury condominium  
This 2,500 square foot condominium boasts an upper and lower level and is roughed-in waiting for your luxurious design. The unit features majestic river views and downtown St. Paul skyline views through the impressive, energy-efficient Marvin windows. You'll easily create the unique, custom, luxurious home you've dreamed about in this large, yet cozy, space. The home can easily be made to match its sister unit or updated with your special touches.



### Real Estate Previews

Saturday, September 22: 10am to 2pm  
Sunday, September 23: 10am to 2pm  
Friday, September 28: 11am to 6pm  
Saturday, September 29: 10am to 2pm  
Sunday, September 30: 10am to 2pm  
Monday, October 1: 11am to 6pm  
Tuesday, October 2: 11am to 6pm

### Real Estate Terms

**Full terms & disclosures available online**

- 10% non-refundable earnest money per parcel
- 8% buyer's premium added to high bid price to equal contract price
- Contract price due at closing on or before November 15, 2007
- Condominiums may be purchased individually, combined or the mansion in its entirety to meet your desires

**AUCTION: Thursday, October 4, 2007 at 6PM** Sold subject to bank approval

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