

DEVELOPER CLOSEOUT

New Custom Built 3,400± sf. Water View Home
4 Bedrooms, 3 Full & 2 Half Baths on .26± Acres

South Yarmouth, MA (Cape Cod)

With Nantucket Sound Ocean Views
Across Parker's River & Lewis Pond
Near Shopping, Restaurants, Golf,
Marina, Conservation & Beaches



*To stimulate the market place,
last listed for \$899,000, this newly
constructed home will be sold to the
highest bidder at auction above the
nominal starting bid of \$500,000*

AUCTION: Friday, August 18 at 11am On-site

Open House: Sunday, August 6 (12-2pm)

JJ Manning
AUCTIONEERS

www.JJManning.com

800.521.0111

179 Old King's Highway, Yarmouth Port, MA 02675



Terms of Sale

10% certified deposit of which \$25,000 in cash, certified or bank check at the auction with remainder by 4pm ET on Tuesday, August 22, 2017. Balance in 45 days. 10% Buyer's Premium. Other terms, if any, announced at the sale. All information derived from reliable sources believed correct, but not guaranteed. Buyers shall rely entirely on their own judgment & inspection. Announcements from the Auction Block take precedence over any previously printed material or any other oral statements made. JJManning Auctioneers is acting exclusively on behalf of Seller in this transaction.

Pre-auction Offers: Must be tendered on a signed JJManning approved P&S Agreement & accompanied by a 10% certified deposit in certified or bank check or by confirmed wire transfer.

Buyer's Broker Terms: Up to 2% Buyer's Broker Commission offered. Visit www.JJManning.com for details & mandatory pre-registration requirements.

MA Co Lic 3184
Bro 1615
Ref 17-1739



New Custom Built 3,400± sf. Ocean View Home

4 Bedrooms, 3 Full & 2 Half Baths on .26± Acres
In Gateway Isles Neighborhood with Ocean Access via Parker's River

152 Pawkannawkut Dr.
South Yarmouth, MA



Gateway Isles HOA has saltwater entry on Parker's River with open access to Nantucket Sound & r-o-w for easy access to South Shore Drive beaches

Design: Freshly built 3-story Nantucket-style contemporary with living areas on the top floors plus 4 porches to maximize views will be sold subject to a final Certificate of Occupancy with the buyer responsible for providing their own appliances

Features: Quality finish & fine details include beautiful tile, woodwork, hardwood floors, granite counters, Kohler fixtures, Andersen windows, gas fireplace, central a/c, outdoor shower, 2nd fl. Master suite, 3rd. fl. great room & more

Parking: Attached, 2-car garage w/ high ceilings & transoms, int. stair to house, mechanicals closet, crawl space access, gravel/shell drive for 4± cars

Utilities: Town water, private Title 5 Septic, electric, gas

FEMA Flood Zone: Barnstable Cty. - AE (Panel 25001C0589J 7/16/14)

Zoning: R25

Parcel ID: 25-52

Site: .26± acre corner lot with lawn, new plantings, sprinklers

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Info., Virtual Tour, Plans, Broker Reg. & Full Terms at:

www.JJManning.com

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Open House: Sunday, August 6 (12-2pm)

Enhanced View