

# 1,092± sf. 3-Bedroom, 1.5-Bath Raised Ranch With Sunroom Plus Additional Finished Area & Garage on Lower Level 24 Many Oaks Circle, Yarmouth Port (Cape Cod), MA



**AUCTION POSTPONED. NEW AUCTION DATE: Monday, July 31st at 11am On-site**

**Easy Access to Routes 6 & 6A, 3± Miles to Beautiful Gray's Beach**

**Parcel ID:** 117/43

**Zoning:** R40

**Frontage:** 339± ft. on Weir Rd.

**Access:** Via a common easement drive off Many Oaks Circle with additional direct access off Weir Rd.

**Year Built:** 1986, greenhouse sunroom added In 1999

**Gross Living Area:** 1,092± sf. above grade only

**Interior Area:** Main floor (1,092± sf.) & lower level (470± sf. finished with 1BR & family room, 314± sf. unfinished, 308± sf. 1-car garage)

**Features:** Hardwood, tile, 1 fireplace, 192± sf. patio

**Heat:** Oil-fired hot water

**Water:** Town

**Sewer:** Private septic

# JJManning

— AUCTIONEERS —

Property Information & Full Terms at:

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

**800.521.0111**

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



MA Auc Lic 3184 • MA Broker Lic 5850  
Bro 1631 • Auc Ref 18-1771

**Terms of Sale:** \$5,000 certified deposit in certified or bank check at this Mortgagee's Foreclosure Auction. Balance in 45 days. 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 and 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.