

5,159± sf. 6 BR, 3.5 BA Historic Home on 1.25± Acres

k/a "Dr. Delano Pierce House"

Commuter Convenience Abutting Conservation Land

26 South Street, Grafton, MA



Selling to the Highest Bidder, Regardless of Price

JJ Manning
AUCTIONEERS

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800.521.0111

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



Terms of Sale: 10% certified deposit of which \$20,000 in cash, certified or bank check at the auction & remainder by 4pm ET on Friday, June 29, 2018. Balance in 45 days. 10% Buyer's Premium will be added to the high bid & result will be the total purchase price. 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 in order to be considered.

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

Open House: Wednesday, June 20 (11am-1pm)

MA AUC LIC 3184
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BRO 1634
REF 18-1780

ABSOLUTE AUCTION
Wednesday, June 27 at 11am On-site

5,159± sf. 2.5-story 6 Bedroom, 3.5 Bath Historic Greek Revival
1.25± Acre Beautifully Landscaped Grounds Near Town Common
26 South Street, Grafton, MA



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Abutting acres of conservation just steps from historic Grafton Common's churches, boutiques, inn & library, the property gives bucolic privacy in combination with commuter convenience only 8± miles to Worcester or 9± minutes from the MBTA commuter rail station & Rt. I-90/MA Pike. This spacious home offers tremendous potential for a large 2-story in-law apartment & conversion of oversize double attics to additional living space.

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RE Tax Assessment: \$684,600

Site: 1.25± acres with mature plantings, specimen & shade trees, sweeping lawns perfect for outdoor events & extensive gardens that offer picturesque views from the many porch & patio areas

Design: 5,159± sf. 2.5-story temple-front Greek Revival built in 1841 on a granite foundation with an ell that predates 1900

Attic: Large unfinished double attic

Basement: 1,539± sf., 1/2 each full & crawlspace

Historic: Registered property owned by only 2 families offers fine period detail such as a bluestone entry, curved staircase, wide pine floors, 2 fireplaces, butler's pantry, linen room, wood paneling & built-ins throughout

Renovations: Many updates including windows, asphalt shingle roof in 2009, 1st floor laundry, air-conditioning & other modern conveniences

Heat: Gas-fired hot water baseboard, 2006 Buderus

Water & Sewer: Town

On The Property: Detached 3-car garage, tool shed converted from an original Greek Revival style outhouse, woodshed & greenhouse attached to exterior of main house

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Info., Photos, Broker Reg. & Full Terms at:

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