

1,296± sf 3-Bedroom, 1.5-Bath Single Family Home
.25± Acre Corner Lot ~ 1± mile to Nantucket Sound beaches
114 Berry Ave., W. Yarmouth (Cape Cod), MA



AUCTION: Tuesday, October 30 at 11am On-site

RE Tax Assessment: \$310,400

Site Area: .25± acre (10,890± sf.) corner lot

Zoning: R-25

Design: 1,296± GLA, 1-story ranch built in 1950 with picket fence, asphalt shingle roof, concrete foundation, gutters, double-hung windows

Basement: 1,008± sf. full unfinished

Porches: 8' x 12' back open porch & 4' x 6' front entry porch

Parking: Attached 1-car garage with paved parking for 2 cars

Heat: Oil-fired hot water baseboard

Water: Town

Sewer: Private septic

Parcel ID: 22-171

Terms of Sale: \$5,000 deposit by 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.

JJManning
AUCTIONEERS

Property Information, Photos & Full Terms at:

www.JJManning.com

800.521.0111

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



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