

CHATHAM (CAPE COD), MA

2,520± sf. 4-Bedroom Home & Carriage House

Custom Built in 1991 on .49± Acres

Convenient to Rt. 28, Shops, Restaurants, Golf, Marinas & Pleasant Bay Ocean Beaches



AUCTION: Friday, April 26 at 11am On-site

Open House: Saturday, April 20 (11am-1pm)

JJ Manning
AUCTIONEERS

www.JJManning.com

800.521.0111

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



Terms of Sale: 10% certified deposit of which \$25,000 in cash, certified or bank check at the auction & remainder by 4pm ET on Monday, 4/29/19. 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.

MA AUC LIC 3184
MA BROKER LIC 5850
BRO 1665
REF 19-1820

2,520± sf. 4-Bedroom Home & Carriage House

Custom Built on .49± Acres

20 Sybil Drive
Chatham (Cape Cod), MA

Close to Downtown, Golf,
Marinas & Pleasant Bay
Ocean Beaches

RE Tax Assessment (2018): \$579,100

Plan Ref.: Barnstable County Plan 274/1 (Lot 10)

Parcel ID: 9K-17-LP10

Features: High ceilings, wood & tile floors,
fireplace with paneled wall surround, mud room,
outdoor shower, patio, irrigation system & more

Baths: 2 full & 2 half

Basement: 1,260± sf. full with 630± sf. finished
area, laundry

Heat: Oil-fired hot water

Water: Town

Sewer: Private septic, installed as Title 5 in
2005

Carriage House: Detached, heated 1-car
garage, workshop & 2nd floor bonus room with
sky-lights

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

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