

1,506± sf. 1928 2-BR Bungalow with Period Detail Set Atop 1.5± Acres with Views to Mt. Hermon Campus 665 Millers Falls Rd. (Rt. 63), Northfield, MA



Absolute Auction: Thur., December 10 at 11am On-site

RE Tax Appraisal: \$175,300

Site: 1.52± acres (66,211± sf.) with patio & large drive formerly used for milk delivery business

Gross Building Area: 2,291± sf.

Gross Living Area: 1,506± sf.

Design: 1928 bungalow on concrete block foundation with 1950's office & pantry, 1960's mudroom

1st Fl: 933± sf. with kitchen, pantry, dining room, living room with fireplace, den/bonus room, office

2nd Fl: 2 bedrooms & full bath

Features: Hardwood floors, original woodwork, pantry, staircase, walk-in closets in BRs & BA, linen drawers, coat closet, built-in dining room corner cupboard, 27± ft. glass enclosed front porch

Basement: 1-car garage, painted concrete walls, laundry hookups

Other Buildings: Additional 1-car detached garage & 2 small sheds

Heat: Oil-fired forced hot water

Water & Sewer: Private

Parcel ID: 57 A3 166

Zoning: RA

*Selling to the
Highest Bidder,
Regardless of Price*

Open House: Thursday, December 3 (11am-1pm)

Terms of Sale:

10% certified deposit of which \$10,000 in cash, certified or bank check at the auction & remainder by 4pm ET on Monday, 12/14/20. Balance in 30 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 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.

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% Broker Commission offered. Visit www.JJManning.com for mandatory broker pre-registration requirements.

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AUCTIONEERS

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

www.JJManning.com

800.521.0111

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