

# .24± ACRES ON LAKE MASPENOCK

## 1,496± sf. 2-BR, 1.5-BA Waterfront Cottage

### 56 Downey St., Hopkinton, MA



## Real Estate Auction: Tuesday, May 4 at 11am On-site

**Lake Maspenock:** (a/k/a North Pond)  
234± acres, 2± miles long at headwaters of Mill River with frontage in Hopkinton, Milford & Upton is popular for fishing, boating & swimming including Sandy Island Beach

**Site:** .244± acres (10,620± sf. per plot plan) with a portion of all waterfront lots in area extending beyond the high-water mark into lake

**Zoning:** RLF – Residential Lake Front, non-conforming with 40± ft. frontage per deed

**Design:** 1,496± sf. 1-story ranch built in 1945 (836± sf. main level & 660± sf. partially finished walk-out lower level with kitchen & enclosed porch), large deck with spectacular views wraps back & side

**Renovations:** Vinyl siding, new hot water tank, sewer grinder pump new in 2013

**Heat:** Oil-fired forced hot air, kitchen fireplace fitted with wood stove

**Water & Sewer:** Town

**Paved Parking:** 2-3± spaces

**Legal Ref.:** Middlesex County South Registered Land 814950

**Parcel ID:** L31-1-0

#### Terms of Sale:

10% certified deposit of which \$20,000 in certified or bank check at the auction & remainder by 4pm ET on Thursday, May 6, 2021. 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 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](http://www.JJManning.com) for mandatory broker pre-registration requirements.

**Open House:**  
**Tuesday, April 27**  
**(11am-1pm)**

# JJManning

AUCTIONEERS

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

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

## 800.521.0111

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