

1,216± sf. Salt Box & 576± sf. Detached Garage

.72± Acres with Monomoy River Views

77 Captain Kendrick Dr, Chatham (Cape Cod), MA



AUCTION: Friday, June 4 at 11am On-site

“Corner lot” at bend in the road abuts conservation with sliders leading to back deck overlooking woods to the Monomoy River (a/k/a Muddy River) beyond

RE Tax Assessment: \$437,800

(\$231,500 land, \$188,200 house, \$18,100 detached)

Design: 1,216± sf. 1.5-story Saltbox built in 1970 with full walk-out basement, wood siding, asphalt shingle roof, 424± sf. back deck, outdoor shower

Features: Living room with beamed ceiling, skylight, fireplace & hardwood floors

Bedrooms: 3 per Assessor [2 house, 1 garage per MLS]

Baths: 1.5 (1 full, 1 half) per Assessor [2.5-3 per MLS]

1st Fl.: 832± sf.

2nd Fl.: 384± sf., peak ceiling loft with open rail to below

Basement: Full, walk-out, 768± sf.

finished & 64± sf. unfinished per Assessor

Heat: Oil-fired forced hot water, baseboard

Garage: Detached, 576± sf. 2-car garage built 1985 [1BR, 1BA over per MLS]

Driveway: Paved parking 4± cars

Parcel ID: 6I-1-S13

ZONING: R60

Terms of Sale:

\$20,000 by certified or bank check at this Mortgagee's Foreclosure auction. Balance in 30 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 & Full Terms at:

www.JJManning.com

800.521.0111

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



MA Auc Lic 3184 • Bro 1716 • Ref 21-1903