

ABSOLUTE AUCTION

Thursday, January 13th at 12pm On-site

On Behalf of the Town of Scituate, MA
Selling to the Highest Bidder, Regardless of Price



1 Tilden Ave., Scituate, MA
868± sf. 2-Story Cottage
Between Briggs Harbor & Minot Beach
One Lot Back From Glades Rd. with Potential for Ocean Views

Set in Minot Beach neighborhood across Glades Rd. from beach access stairs at the north end of the breakwater.
Possible ocean views not verified. Close to N. Scituate Beach, golf, tennis, boating & more.
Easy access to Routes 3 & 3A, 6± miles to the MBTA Greenbush line station.

Design: 868± sf. 2-story, 1-BR cottage
built circa 1900 on piers
Site: .01± acres (653± sf.)
Frontage: 18± ft. on a gravel private way
Parcel ID: 5-3-70

Zoning: R-3
FEMA Flood Zone: AE15 per Town
Town Water, Gas & Electric: Connections to house with meters currently removed
Sewer: Failed private septic, BOH condemned 3/26/19 per State Sanitary Code, Ch. II

References: Plymouth County Registry of Deeds 47828/342 tax taking, 55667/121 rights of redemption foreclosure

**Preview for
Registered Bidders:
Thursday, January 13
(10am-12pm)**

Terms of Sale:

10% certified deposit of which \$10,000 (minimum) in certified or bank check with the balance of the 10% deposit in the form of a personal check both due at the auction. Balance in 30 days. 3.2% 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.

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 • Brochure 1742 • Ref 22-1951