

# ABSOLUTE AUCTION

**JJ Manning**  
AUCTIONEERS

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



REF 21-1932  
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*Selling to the Highest Bidder, Regardless of Price*

**S. DARTMOUTH, MA**  
**7,000± sf. Luxury Home**  
**Built in 2005 on 1.86 Acres**

**Thursday, August 12 at 11am On-site**

Open House: Friday, August 6 (11am-1pm)

# ABSOLUTE AUCTION

*To Facilitate West Coast Relocation*

5 Mystic Dr. & 7 Highbridge Ln.,  
**S. Dartmouth, MA**

**7,000± sf. 4± BR Luxury Home**  
**With 3-Car Garage on 1.86± Acres**  
**Thursday, August 12 at 11am On-site**

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Open House: Friday, August 6 (11am-1pm)



# ABSOLUTE AUCTION: Thursday, August 12 at 11am On-site

**7,000± sf. 4± Bedroom\*  
Home on 1.86± Acres**

**\*1 Unfinished Plus Bonus Space for Easy Expansion**

**RE Tax Assessment:** \$1,291,200

**Site:** 1.86± acres on cul-de-sac across adjacent Assessor's parcels with invisible fence & 2 curb cuts

**Design:** 2-story luxury home with custom Mediterranean touches features unfinished areas on 2nd floor for easy completion of 4th BR & bonus living space

**Features:** Hardwood floors, 2 gas fireplaces, central vac, 3 sets of washers/dryers, advanced security system, 400 amp electric, automatic 12kw generator, 600-gallon underground propane tank

**Gross Area:** 13,255± sf.

**Gross Living Area:** 6,764± sf. plus 720± sf. rec room per Assessor

**\*Bedrooms:** 3 finished, 1 unfinished

**Baths:** 4 full, 2 half

**1<sup>st</sup> Fl.:** 4,189± sf. with kitchen, breakfast room, dining room, great room, master suite with reading room, 4-season room

**2<sup>nd</sup> Fl.:** 1,544± sf. & 629± sf. upper story with 2 finished BR, 1 unfinished BR, family room, home office, bonus room

**Attic:** 1,005± sf. with 402± sf. of finished area

**Basement:** 2,893± sf. with 720± sf. finished rec room

**Garage:** 840± sf. attached, 3-car

**HVAC:** Oil-fired hot water heat, radiant in 4-season room, central a/c

**Water:** Town

**Sewer:** Private, 4-BR Title 5

**Legal Ref.:** Bristol County S. 6405/252

**Parcel IDs:** 29/59/11&12

**Zoning:** SRB

## Terms of Sale:

10% deposit of which \$75,000 must be presented in certified or bank check at the auction. Remainder of the 10% deposit in wire transfer, certified or bank check by 4pm ET on Friday, August 13, 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.

**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.



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In "Highbridge Farm Estates", a 10± lot enclave of luxury homes off Bakerville Rd., offering privacy & convenience. Impeccably maintained property built in 2005 is ideally suited for entertaining with a gourmet kitchen, great room, 4-season room with 9-person hot tub & infrared sauna surrounded by 3 walls of sliders to wrap-around deck, patio & gazebo.

Within 5 miles of resident's only Round Hill Beach on Buzzards Bay, golf, conservation, Appongansett Park & Padanaram Harbor with easy access to Routes 6 & I-195. 7± miles to New Bedford, 17± miles to Fall River & 34± miles to Providence, RI.

## Buyer's Broker Terms:

Up to 2% Broker Commission Offered. Visit [www.JJManning.com](http://www.JJManning.com), mandatory broker pre-registration requirements.

## Auctioneer's Disclaimer:

All information contained was derived from reliable sources believed correct, but is 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.

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

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