

QUINCY, MA

2,135± sf. 5 Bedroom, 3 Bath Home
.2± Acres with Detached 2-Car Garage

Prime Quincy Center Location
Close to Wallaston Beach, 57± acre historic Mt. Wallaston Cemetery, 80± acre Merrymount Park with an amphitheater, stadium, sports fields & boathouse. Easy access to bus routes, MBTA Red Line, Rt. 3A & all Boston Metro highways.

JJ Manning
AUCTIONEERS

www.JJManning.com

800.521.0111

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

MA AUC LIC 3184
MA BROKER LIC 5850
BRO 1747
REF 22-1960



Terms of Sale: 10% certified deposit of which \$25,000 by certified or bank check at the auction & remainder by 4pm ET on Friday, May 6, 2022. 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 & 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% Buyer's Broker Commission offered. Visit www.JJManning.com for details & mandatory pre-registration requirements.

AUCTION: Thursday, May 5 at 11am On-site

Open House: Friday, April 29 (11am-1pm)

118 Merrymount Rd
Quincy, MA

2,135± sf. 5 BR, 3 BA Home in Quincy Center
.2± Acres with Detached 2-Car Garage

AUCTION: Thursday, May 5 at 11am On-site

Open House: Friday, April 29 (11am-1pm)



Site: 8,400± sf. with lawn, sprinkler system & 70± ft. frontage at sidewalk
Parking: 3± car area in paved drive, detached 2-car garage
Design: 2.5-story Colonial-style home built c. 1900 & updated with low maintenance vinyl siding, vinyl replacement windows, asphalt shingles new in 2016 with solar array in 2021
Porches/Decks: 1st fl. front porch with covered entry, 2nd fl. balcony, side entry deck with double stairs
Gross Areas: 4,542± sf. building, 2,135± sf. living
Features: Successfully combines period detail including wood floors, paneling, built-ins & stair railings with an updated eat-in kitchen & other functional amenities
1st Fl: 1,126± sf. with kitchen, dining room with fire-place, living room, BR, BA, mudroom
2nd Fl: 990± sf. with 4 BR, BA
3rd Fl: Sitting room, BR/Office, BA
Basement: 1,216± sf. full, unfinished
Heat: Full house 2-zone forced hot air off Carrier Infinity gas furnace, 1st fl. 2-zone radiant heat off separate gas water heater
Solar: Roof mount solar panel array installed in 2021
Other Utilities: City water & sewer, electric, gas
Zoning: RESB
Parcel ID: 1116/19/57
See Property Info. Package: Solar warranty/info., recent renovations & more



JJ Manning
AUCTIONEERS

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

www.JJManning.com

800.521.0111