

# CANTON, MA



Units 2, 3, 4, 5 of

**“Esquire Estate Condominium”**

**4 RESIDENTIAL CONDOS**

**Offered Individually**

**3 to be Sold Absolute\***



# JJ Manning

— AUCTIONEERS —

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

## 800.521.0111

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



MA AUC LIC 3184  
MA BROKER LIC 5850  
BRO 1748  
REF 22-1962 to 1965

#### Terms of Sale:

10% certified deposit of which **\$20,000 (Unit 5)** & **\$10,000 EACH (Units 2, 3, 4)\*** in certified or bank check(s) due at the auction & remainder of 10% due by 4pm ET on Tuesday, May 17, 2022. 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 & 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](http://www.JJManning.com) for details & mandatory pre-registration requirements.

#### \*Note:

Units 2, 3, 4 only to be offered if Unit 5 is sold first.

**AUCTIONS: Saturday, May 14 at 12pm On-site**

**Property Tour: Saturday, May 7 (12-2pm)**

Auc #	Unit #	Unit Area	Rooms	BR	BA	Locus	Floor(s)	Features & Notes	Renovated	Occupancy	Common Area Interest	Tax Assess.	Parcel ID	Type
22-1962	5	4,618± SF	12	4	4	Carriage House	B, 1, 2	2 Kitchens, Deeded Parking	2012 Full	Lease	28%	\$734,300	66-146-5	Reserve

**\*Units 2, 3, 4 Only to be Offered if Unit 5 is Sold First**

22-1965*	4	943 ± SF	Studio	1	1	Main	3	Newly Renovated	2022 Full	Vacant	16%	\$254,800	66-146-4	Absolute
22-1964*	3	836± SF	5	2	2	Main	1,2	Townhouse Style	Updated	Rent 60 Day T-A-W	20%	\$235,400	66-146-3	Absolute
22-1963*	2	634± SF	3	1	1	Main	2	2 <sup>nd</sup> FL with 1 <sup>st</sup> FL Entry	2019 Bath	Rent 60 Day T-A-W	16%	\$194,300	66-146-2	Absolute

# 4 RESIDENTIAL CONDOS

## Offered Individually • 3 to be Sold Absolute\*

### *“Esquire Estate Condominium”*

Convenient to public transportation & I-93 with short commute to Boston. On Town water/sewer with conservation, trails, golf, schools & much more nearby. Newly renovated vacant Unit 4 offers opportunity for immediate occupancy at closing.

## 2338 Washington St. CANTON, MA

“Esquire Estate Condominium” is a 5-unit complex on .95± acres zoned SRAA with 141± ft. frontage on Washington St. comprised of a Main Farmhouse converted to 4 condos plus a detached post & beam Carriage House/Barn both built circa 1880 with many renovations located in Norfolk County on landscaped grounds with gardens & shed.

Unit 5 includes 2 fireplaces, wet bar, lofted master BR suite with cathedral ceiling & palladium window, home office options including 1 BR, 1 BA accessory apartment with private entrance on lower level, 5 parking spaces, exclusive use garden area with patio.

#### See Property Info. Package:

Condo docs, deed references, lease & rent income/ agreements, interior/exterior renovations, utilities & systems, select floor plans & layouts, laundry facilities, parking, amenities, etc.

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

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