

Monument Beach (Bourne), MA



Quaker Village of Country Ridge Estates
3,496± sf. 6± BR, 3.5 BA Home on Cape Cod
Interior Accessible 2 BR In-law Apartment

ABSOLUTE AUCTION
Thursday, July 14 at 11am On-site

Open House: Friday, July 8 (11am-1pm)

JJ Manning
AUCTIONEERS

www.JJManning.com

800.521.0111

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



Terms of Sale:

10% certified deposit of which \$25,000 in certified or bank check at the auction & remainder by 4pm ET on Friday, July 15, 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.

MA AUC LIC 3184
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3,496± sf. 6+ BR, 3.5 BA Home on Cape Cod
Interior Accessible 2 BR In-law Apartment
Attached 2-Car Garage with Bonus Room Over
22 Quaker Ln., Monument Beach (Bourne), MA



In a private neighborhood of newer high-end homes near Brookside Golf Club, conservation, marina, schools, shopping & restaurants only 1.5 miles to the beach. Easy access to Rt. 28, just 4± miles to the Bourne Bridge.



In-law Apartment

Site: .92± acre cul-de-sac lot offers paved drive, lawn & mature plantings with a portion of natural buffer at back abutting Country Ridge Residents Assn. open space

Garage: 528± sf. attached, 2-car

Design: 3,496± sf. Cape-style single-family home built in 2002 with in-law apartment wing per Town variance & HOA approval, 168± sf. front farmer's porch, 300± sf. deck

Features: Andersen windows, hardwood floors, Wing cherry cabinets, underground sprinklers, gas on street

Bedrooms: 6 per Assessor, in use as 5 BR with 1st fl. office & bonus room over garage with 7 BR design septic in place

Baths: 3.5

House Plans: See Property Info. Package (PIP)

1st Fl.: 2,272± sf. Main house with open custom kitchen/ LR, formal DR, office or BR, laundry, .5 BA, French doors to fully conditioned 4-season room to back deck. 2 wheelchair accessible interior connections to in-law wing plus private exterior entry. 1-2 steps to exterior grade with options for addition of ramp. 2-BR, 1 BA in-law apartment with eat-in kitchen/family room.

2nd Fl.: 1,224± sf. has master BR suite with walk-in closet & full BA (Ultra Air jet tub, separate shower), 2 additional BR, full BA, 396± sf. bonus room over garage, unfinished walk-in attic over in-law apartment

Basement: 2,272 ± sf. full, unfinished

Heat: 6-zone oil-fired forced hot water, coal stove fitted fireplace in LR

Central A/C: Throughout, new compressors in 2022

Water: Town – District 1

Sewer: Private septic designed as 7 BR Title 5 in 2002

Parcel ID: 31.0-113-0

Zoning: R40

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

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