

3,542± sf. 4 BR, 3.5 BA Home 1± Acre on Cul-de-Sac 6 Country Ln., Southborough, MA

*Desirable neighborhood of stately homes near golf, conservation & top-rated schools.
Central Metro-West location, 5± miles to MBTA Commuter Rail with easy access to
Routes 9, 20, 30, I-90, I-290 & I-495.*



AUCTION: Friday, December 9 at 11am On-Site

Site: 1± acre with paved drive, serpentine brick walk, raised play area, stone wall with gate at Burnett Rd.
Frontage: 150± ft. on Country Ln., 466.75± ft. on Burnett Rd.
Gross Building Area: 6,926± sf.
Gross Finish Area: 3,542± sf.
Design: 1-2 story 4 BR, 3.5 BA (3 full, 1 half) hip roof Colonial built in 1999
1st Floor: 1,882± sf.
2nd Floor: 1,216± sf. full story
Attic: 444± sf. half story with large playroom over the garage
Basement: 1,726± sf. full walk-out
Garage: 732± sf. attached 2-car
Features: 1st floor master, family room with fireplace, custom kitchen, office, 2nd floor bonus, 402± sf. back deck & much more
Renovations: Foundation upgrades/repairs in 2022, see info. package for warranties & detail
HVAC: Oil-fired forced hot water heat, central a/c
Sewer: Private Septic

Water: Town
Deed Ref.: Worcester County 23124/320
Zoning: RA – Residential A
Parcel ID: 40-0000-023-0

Terms of Sale: 10% certified deposit of which \$25,000 in certified or bank check at the auction & remainder by 4pm ET on Friday, November 18, 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 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.

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% Broker Commission offered. Visit www.JJManning.com for mandatory broker pre-registration requirements.

Open House:
Fri., December 2 (11am-1pm)

JJManning

— AUCTIONEERS —

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

www.JJManning.com

800.521.0111

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



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