

2,525± sf. 4 BR 1.5 BA Home

on .17± Acres in Desirable Mount Hood Neighborhood

Cul-de-sac Street Abuts Mt. Hood Park & Golf Course



4 Plymouth Circle, Melrose, MA

AUCTION: Wednesday, March 22 at 11am On-Site

Open House: Wednesday, March 15 (11am-1pm)

JJ Manning

— AUCTIONEERS —

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800.521.0111

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



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MA BROKER LIC 5850
BRO 1765
REF 23-1989

Terms of Sale:

10% certified deposit of which \$25,000 in certified or bank check at the auction & remainder by 4pm ET on Friday, March 24, 2023. 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.



Mount Hood Memorial Park & Golf Course

BOUNDARIES
APPROXIMATE
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Plymouth Circle cul-de-sac street abuts the 300± acre Mt. Hood Memorial Park & Golf Course (18-hole). Convenient to fish & game club, Bellevue Golf Course, houses of worship, schools, YMCA, Walmart Super Center, Square One Mall & more. 7± miles north of Boston with easy access to Rt. 1, I-93, I-95 & MBTA Commuter Rail.

RE Tax Assessment: \$850,207

Site: 0.17± acre corner of Plymouth Cir. & Altamont Ave.

Site Features: Vinyl fence (new 2021), 224± sf. back deck, shed

Driveway: Paved, parking for 4± cars

House: 2,525± sf. 2-story garrison built 1950

Ext. Walls: Vinyl siding

Roof: Asphalt shingle (30-year new 2005)

Bedrooms: 4

Baths: 1.5 (1 full, 1 half)

1st Fl.: 12' x 23' living room with FP, 11' x 12' office with built-in cherry desk & cabinets/skylights/glass sliders to deck, kitchen, dining room, family room, half BA

2nd Fl.: 16' x 22' master BR with skylights & walk-in closet, 3 additional BR, full BA

Attic: Walk-up

Basement: Full, partially finished with family room & FP

Heat: Oil-fired forced hot water

Fireplaces: 2, woodburning

Water & Sewer: City

Parcel ID: G8 0 98

Zoning: SRB



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

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