

Rehab/Development Potential

1,680± sf, 3BR, 1BA Home

On .46± Acre Oversize Lot

15 Norton St, Hyde Park (Boston), MA



AUCTION: Thursday, March 30 at 11am On-site

Superior commuter convenience, 1± block to bus stop, 1± mile to Readville commuter rail station, handy to MBTA's Fairmount, Franklin/Foxboro, Providence/Stoughton rail lines with easy connections to Amtrak & airports. Close to major highways, just a short drive to Legacy Place shops & restaurants, 8± miles to Boston.

RE Tax Assessment: \$518,800

Site: .46± acres (20,000± sf) with shed

Frontage: 100± ft

Depth: 200± ft

Design: 1,680± sf 2-story Colonial built in 1930 with basement on concrete foundation

Layout: 3BR over living room, dining room, kitchen, BA

Water & Sewer: City

Zoning: 1F-6000 Hyde Park Neighborhood per Boston Zoning Viewer, prospective buyers to conduct their own due diligence regarding development potential

Parcel ID: 1812626000

Terms of Sale: 10% certified deposit of which \$20,000 in certified or bank check at the auction & remainder by 4pm ET on Friday, March 31, 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 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:
Thursday, March 23 (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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