

WATERFRONT ON MIRROR LAKE

1,110± sf, 1BR, 1BA Bungalow

On .27± Acre (11,833± sf) Lot

15 Hillcrest Rd, Wrentham, MA



AUCTION: Tuesday, April 11 at 11am On-site

On 60± acre Mirror Lake for swimming, boating & fishing. Near 78± acre Toils End Farm conservation area, Commonwealth's 700± acre historic Wrentham Developmental Center with fairgrounds & other open space. .5± miles to Gillette Stadium, Wrentham Village Premium Outlets, MBTA commuter rail with easy access to Routes 1, 1A, 140, I-95 & I-495.

RE Tax Assessment: \$317,900

Site: .27± acres (11,833± sf)

Frontage: 100± ft

Zoning: R-43

House: Circa 1925 1,110± sf bungalow with cathedral ceiling areas, replacement windows, vinyl siding & back deck with panoramic lake views

Basement: 1,200± sf, partially finished walk-out

Heat: Oil-fired forced air

Water & Sewer: Private (not Title 5)

Plan Ref.: Norfolk County 515/1991

Parcel ID: M-13/7/2/0

Terms of Sale: 10% certified deposit of which \$20,000 in certified or bank check at the auction & remainder by 4pm ET on Thursday, April 13, 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:
Tuesday, April 4 (11am-1pm)

JJManning
AUCTIONEERS

Property Info., Broker Registration & Full Terms at:

www.JJManning.com

800.521.0111

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



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