

163 Samoset Rd, Eastham, MA a/k/a 163 Samoset Rd (Rear)
New Cape Cod Home Under Construction
2,316± sf Shell for Buyer to Complete
On .29± Acres Near Windmill Park



AUCTION: Wednesday, May 31 at 11am On-site

Close to Depot Pond, Eastham Superette, library, bike trail, First Encounter Beach on Cape Cod Bay, National Seashore's Salt Pond Visitor's Center & other attractions with easy access to Route 6

Site Area: .29± acres (12,515± sf) with gravel parking
Frontage: None, access by unpaved private right-of-way on West boundary
Design: 2,316± sf 2-story Cape with wing extension & 2 entry porches
Basement: 1,158± sf, full, recessed walk-out
Windows: Andersen double-hung
Bedrooms: 2 (max per deed restriction)
Baths: 2 per Assessor, 4 per MLS
HVAC: Planned for gas-fired forced hot air, central a/c & 2 fireplaces
Water & Sewer: Private

Shed: 192± sf detached built 2015
Zoning: Residential District A
Parcel ID: 15-53-0

Terms of Sale: 10% certified deposit of which \$20,000 in certified or bank check at this Mortgagee's Foreclosure auction & remainder by 4pm ET on Friday, June 2, 2023. 3% Buyer's Premium applies. Balance in 30 days. 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.

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 AUCTIONEERS

Property Information, Photos & Full Terms at:

www.JJManning.com

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