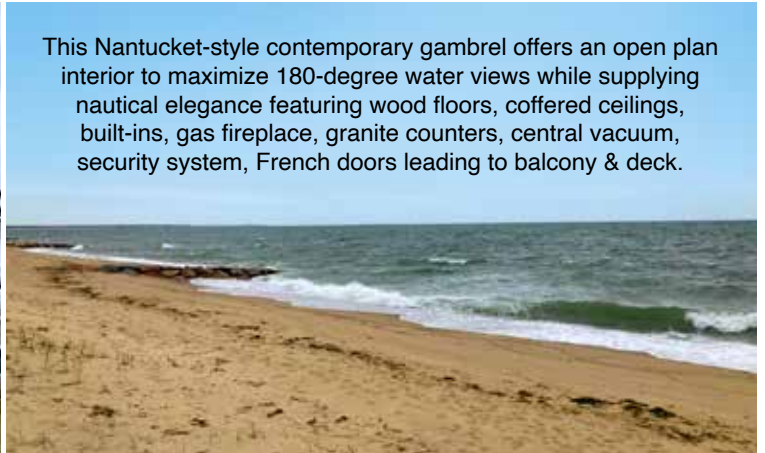


# 79 Nick Trail, Popponesset (Mashpee), MA

## OCEANFRONT CAPE COD HOME

### 2,646± sf 3 BR, 3.5 BA Built 2006

### .17± Acres with Panoramic Views



This Nantucket-style contemporary gambrel offers an open plan interior to maximize 180-degree water views while supplying nautical elegance featuring wood floors, coffered ceilings, built-ins, gas fireplace, granite counters, central vacuum, security system, French doors leading to balcony & deck.



© Pictometry  
BOUNDARIES APPROXIMATE

## AUCTION: Tuesday, June 6 at 11am On-site

Coastal living in a great “Poppy” location fronting on the Popponesset Beach Assn’s (PBA) uninterrupted miles of private beach with views clear to Martha’s Vineyard. Close to marinas & world class golf including New Seabury & Willowbend. 1 mile down Shore Drive to The Marketplace shops & restaurants with Mashpee Commons less than 5 miles away. Convenient to Routes 28 & 151, Island ferries & the Bourne Bridge.

**Site:** .17± acres (7,231± sf) with gravel parking, beach grass, snow fence & direct beach access

**Outdoor Living:** Master BR balcony, 492± sf deck with steps to sand, outdoor shower, recessed front entry porch, shed

**1<sup>st</sup> Fl:** Living room, family room, kitchen

**2<sup>nd</sup> Fl:** 3 BR including Master, den

**Baths:** 3.5 per Assessor

**Foundation:** Concrete with crawl space

**HVAC:** Gas-fired heat, central a/c, solar panels installed

**PBA Assn Fee:** \$500± per year

**Water:** Town

**Sewer:** Private

**Parcel ID:** 117-98-0

**Terms of Sale:** 10% certified deposit of which \$75,000 in certified or bank check at this Mortgagee’s Foreclosure auction & remainder by 4pm ET on Thursday, June 8, 2023. 3% Buyer’s Premium applies. Balance in 30 days. 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.

# JJManning

— AUCTIONEERS —

Property Information, Photos & Full Terms at:

[www.JJManning.com](http://www.JJManning.com)

**800.521.0111**

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



MA Auc Lic 111 • Brochure 1773  
Ref 23-2017