

# 30 Dorchester St, Waltham, MA

## 1,624± SF 3 BR, 2 BA HOME

Near Public Transportation • Less than 1 Mile to Rt 128/I-95



**AUCTION:** Wednesday, August 2 at 11am On-site

Open House: Wednesday, July 26 (11am-1pm)

Near Weston, Close to Bus Route, Bentley & Brandeis Universities

2± miles to MBTA Commuter Rail, 15± miles to Amtrak • Easy access to Routes 20, 117, I-90, I-93, I-95

**RE Tax Assessment:** \$631,400

**Site:** .213± acre

**Driveway:** Paved, parking for 2± cars

**Gross Building Area:** 3,026± sf

**Gross Finish Area:** 1,624± sf

**Design:** 1948 Cape on concrete block foundation

**Outside Living:** 100± ft. porch, 120± sf. deck

**Features:** Oak flooring throughout

**Bedrooms:** 3 (4 on original plans)

**Baths:** 2 full

**1<sup>st</sup> Fl:** Kitchen/dining area, living room with fireplace, BR, BA

**2<sup>nd</sup> Fl:** 2 BR, BA, attic scuttle

**Basement:** 961± sf. full, unfinished, walk-out

**Heat:** Gas-fired forced hot water

**Water & Sewer:** City

**Parcel ID:** R057 018 0030

**Zoning:** RA3

**Terms of Sale:** 10% certified deposit of which \$25,000 in certified or bank check at the auction & remainder by 4pm ET on Friday, August 4, 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](http://www.JJManning.com) for mandatory broker pre-registration requirements.

# JJManning

AUCTIONEERS

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

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

800.521.0111

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



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