

8 Kildee Rd, Harwich Port (Cape Cod), MA

1,184± sf 2 Bedroom Ranch on .61± Acre

South of Rt 28, 2 Blocks to Allen Harbor
On Behalf of The Estate of Kathleen A Mitchell



Nearby Bank St. Town Beach



AUCTION: Thursday, November 9 at 11am On-site
Open House: Thursday, November 2 (11am-1pm)

GREAT LOCATION! Close to Allen Harbor, bus route, downtown, shops, restaurants, golf, marinas, Wychmere Harbor, Saquatucket Harbor with Nantucket ferry & beautiful sand beaches on Nantucket Sound

House: 1,184± sf 2BR, 1BA ranch built in 1978 features open kitchen with granite counters (remodeled 2010), living/dining area, electric heat

Attic: Pull-down access in garage

Basement: 1,184± sf 4± ft high, unfinished

Foundation: Concrete block

Outdoor Living: 180± sf deck, 120± sf flagstone patio, outdoor shower

Site: .61± acre with front garden, wetlands at rear, gravel drive for 3± cars

Garage: 480± sf holds 1 car & 1 motorcycle

Utilities: Town water, private septic installed 1977, electric, gas at street

FEMA Flood Zone: AE (EL 11) approximate

Zoning: RH1 – Residential High Density, Water Poly

Deed Ref: Barnstable County Land Court Cert # 89298

Parcel ID: 13-P1-1-10-0

Terms of Sale: 10% certified deposit of which \$40,000 in certified or bank check at the auction & remainder by 4pm ET on Friday, November 10, 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.

JJManning
AUCTIONEERS

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

www.JJManning.com

800.521.0111

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