

1,488± sf Ranch with Master BR Suite Addition On .5± Acre with Fenced Backyard 43 Orchard Rd, Mashpee, MA



Open House: Thursday, April 25 (11am-1pm)



Auction: Friday, May 3 at 11am On-site

RE Tax Assessment: \$457,700

Site: .5± acre, fenced back yard, garden, chicken coop, hoop greenhouse, shed

Frontage: 100± ft

Drive: Gravel, 10± ft right-of-way access to parking for 4± cars

Design: Ranch built 1995 with 417± sf master BR suite addition in 2003

Renovations: Vinyl replacement windows c. 10 years, roof c. 21 years, oil tank c. 2 years, updated bath

Features: Hardwood & tile floors, front entry deck, outdoor shower

Living Area: 1,488± sf per Assessor, 1,547± sf per plan

Bedrooms: 3 per plan

Baths: 2 per plan

Basement: 1,495± sf full unfinished per plan (1,078± sf with concrete floor, 417± sf without)

Attic: Pull-down stair access

Heat: Oil-fired hot water, wood stove in LR

Water: Town

Sewer: Private septic installed 1996

Legal Ref.: Barnstable County 10152/46

Parcel ID: 62-5-0

Zoning: R3

Off Route 28 close to Willowbend CC, golf, conservation & beaches.

1.5± miles to Mashpee Commons, shopping, restaurants, services, etc.

JJManning
AUCTIONEERS

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

www.JJManning.com

800.521.0111

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



Terms of Sale: 10% certified deposit of which \$20,000 by certified or bank check at the auction & remainder by 4pm ET on Monday, 5/6/24. 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.

MA Auc Lic 111 • MA Broker Lic 5850
Brochure 1792 • Ref 24-2054