

“Wequaquet Estates” on Cape Cod

980± sf Waterfront Ranch

.22± Acre on Melody Pond

Deeded Rights to Wequaquet Lake Private Beach

12 Pond St, Centerville (Barnstable), MA



BOUNDARIES APPROXIMATE © Pictometry.com



Association Beach



Auction: Friday, May 31 at 11am On-site

The Wequaquet Estates neighborhood of 85± homes features deeded rights to a private beach on 670± acre fresh water Wequaquet Lake with 7.5± miles of shoreline & a max depth of 34± ft, offering a wide variety of recreational uses including swimming, boating & fishing. The property is 10± lots from the Association Beach & 2± miles to salt water Craigville Beach on Vineyard Sound. Just off Phinney’s Lane, convenient to Routes 28 & 132 with easy access to golf, marinas, airport, island ferries, Cape Cod Mall, shopping, restaurants & attractions.

Site Area: .22 Acre (9,600± sf)

Plan Ref.: Barnstable County Plan 122/89

Zoning: Res RD-1, legal non-conforming

Frontage: 80± ft at street, Melody Pond connects to Wequaquet Lake

Driveway: Gravel, parking for 2± cars

Home: 980± sf 2 BR, 1 BA ranch built in 1960 with enclosed breezeway between house & 252± sf 1-car garage

Outdoor Living: 352± sf wood deck, 114± sf patio in back

Basement: 980± sf full, unfinished

Heat: Hot water, fireplace

Water: Town

Sewer: Private

Parcel ID: 230/088

Terms of Sale: \$20,000 certified deposit by certified or bank check at this Mortgagee’s Foreclosure auction. Balance in 45 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 & Full Terms at:

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