

# WESTPORT, MA

11,880± sf Residential Retreat  
on 12± Private Acres  
Theater, Pool & Tennis/Basketball  
2 Parcels in the Entirety

## AUCTION

Thursday, August 15 at 11am On-site

Open House: Thursday, August 8 (11am-1pm)

### 11,880± sf 5 Bedroom Luxury Home on 12± Acres

Offers 1st Floor Master Suite, Office, Theater, 4-Season Room  
Resort-like Amenities with Pool/Spa, Play Areas, Tennis/Basketball  
2 Subdivided Parcels Includes Separate Development Lot

**Sale Due to Relocation**

33 Moniz Dr & 0 American Legion Hwy (Rt 177), Westport, MA

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JJ Manning  
AUCTIONEERS

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# AUCTION: Thursday, August 15 at 11am On-site

**Open House:**  
**Thursday, August 8 (11am-1pm)**

**RE Tax Assessment:** \$2,574,100

**Outdoor:** 800± sf saltwater heated pool with stone waterfall, spa, pool/storage building with half BA & shower/changing room, front farmers porch, deck with pergolas, fire pit, patios, rock garden, lawns, play areas, lit tennis/basketball court, sprinklers

**Indoor:** Open layout for entertaining, 4-season room with grill kitchen, home theater, game room, exercise/guest room, workshop

**Design:** 11,880± sf custom Colonial built 2008-2010 with vinyl & stone exterior, 3 floors living space plus walk-up attic

**Bedrooms:** 5

**Baths:** 4 full, 2 half (1 each in main house & pool house)

**Features:** Hardwood & tile floors, custom cabinetry, granite counters, coffered ceilings, crown molding, hi-speed internet & surround sound ready, oversize dumbwaiter from lower level to 1st floor, central vac, intercom, security system, easy layout to facilitate future addition of elevator

**Walkout Lower Level:** 2-car garage, family room, billiard room, play area, hobby/craft room, exercise/guest room, home theater, storage & mechanicals, BA with shower

**1<sup>st</sup> Fl:** Grand foyer, master BR suite with airjet tub & shower, office, sitting area, great room, living room with gas fireplace, dining room, half BA, kitchen with large island – pantry – eating area with panoramic view of grounds, laundry & utility rooms

**2<sup>nd</sup> Fl:** 4 BR with walk-in closets (3 with 2, 1 with 3), 2 linen closets, 2 full BA

**HVAC:** Natural gas / radiant heat, central a/c

**Water:** Private, 2 wells

**Sewer:** New 2024, private Title 5

**Driveway:** Gated with ample parking crosses r-o-w easement between the 2 lots

**Parcel IDs:** 21-2C-0 & 21-31-0

**Zoning:** R1

**See Property Info Package:**

Subdivision, building, floor & septic plans; renovations



12± acres includes 1.38± acre subdivided lot offering privacy, opportunity for proximate family/guest/staff dwelling & more. Near schools, shopping, houses of worship, conservation, golf, marina, etc. Off Route 177 with easy access to Routes 6, 24 & 1-195. 12± miles to Horseneck Beach, 18± miles to Newport, within 30± miles of Providence & TF Green Airport, 35± miles to Cape Cod.



**33 Moniz Dr &  
0 American Legion Hwy (Rt 177)  
WESTPORT, MA**

**Terms of Sale:** 10% certified deposit of which \$75,000 in certified or bank check at the auction & remainder by 4pm ET on Friday, August 16, 2024. 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 JJManning.com for mandatory broker pre-registration requirements.

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AUCTIONEERS

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

**JJManning.com**

**800.521.0111**