

1,872± SF 4 BR, 2 BA HOME

42 N Main St, S Yarmouth (Cape Cod), MA

On .27± Acre at the Corner of Highland Ave



Nearby Bass River



AUCTION: Friday, November 1 at 11am On-site

Convenient to Bass River, Flax Pond, Dennis-Yarmouth Regional High School, shops, restaurants, golf, marinas & ocean beaches. Easy access to bus, Station Avenue & Route 28.

RE Tax Assessment (2024): \$403,600

Parcel ID: 61-45

Zoning: R40

Site: .27± acre (11,761± sf) with shed

Frontage: 74± ft N Main St, 159± ft Highland Ave

Plan Ref: Barnstable County Plan Book 69 Page 3

Design: 1-2 story built in 1850 with later addition

Gross Building Area: 3,726± sf

Gross Living Area: 1,872± sf

Floor 1: 1,326± sf

Floor 2: 546± sf

Unfinished Attics: 1,308± sf total

Bedrooms: 4

Baths: 2

Heat: Gas-fired steam

FEMA Flood Zone: X, non-hazard

Note: There will be no open house at this property prior to auction

Terms of Sale: 10% certified deposit of which \$15,000 in certified or bank check at the auction & remainder by 4pm ET on Monday, November 4, 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 www.JJManning.com for mandatory broker pre-registration requirements.

JJManning
AUCTIONEERS

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

JJManning.com

800.521.0111

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



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