

Rocky Run II Gated Community

2,500± sf Dream Home Under Construction

With Attached 3-Car Garage on 1.38± Acres

40 Starr Ln, Rehoboth, MA



BOUNDARIES APPROXIMATE © Pictometry.com



Gated Community



3-Car Garage



Auction: Wednesday, April 9 at 11am On-site

Rocky Run II is a gated enclave of 30± home sites with 2 ponds offering proximity to golf, stables, beaches, conservation, parks, shopping, dining, entertaining & a variety of cultural events year-round. With easy access to Routes 6, 24, 118 & I-195, 20± minutes to downtown Fall River, Providence & TF Green International Airport.

Parcel ID: 4-39

Site Area: 1.38± acres (60,000± sf)

Site Plan Ref: Bristol N County Plan Book 457/235 (Lot 5)

Gross Living Area: 2,500± sf per Assessor

Design: 1-story contemporary ranch planned as 3BR, 3BA with full walk-out basement, covered front entry porch

Garage: Attached 3-car

Driveway: Paved

Planned Utilities: Private water & sewer, underground electric

Terms of Sale: 10% certified deposit of which \$50,000 in certified or bank check at this Mortgagee's Foreclosure auction & remainder of 10% within 2 business days. Balance in 30 days. 3% 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.

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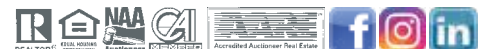
— AUCTIONEERS —

Property Information & Full Terms at:

www.JJManning.com

800.521.0111

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



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