

# 27 & 54 Circle Dr, Hyannis Port (Barnstable), MA

## WATERFRONT HOME ON CAPE COD

2,159± sf 4 Bedroom, 2 Bath on .77± acre on Simmons Pond  
2 Assessor's Parcels Selling in the Entirety Only



BOUNDARIES APPROXIMATE © Pictometry.com

## AUCTION: Friday, May 9 at 11am On-site

**RE Tax Assessment (2025):** \$859,400  
**Parcel IDs:** 288-206 & 288-036  
**Site:** .77± Acre (33,541± sf)  
**Frontage:** 199± ft on Circle Dr, 170± ft on 8± acre Simmons Pond  
**Zoning:** RB, WPOD – Wellhead Protection Overlay District  
**Garage:** Attached, 299± sf 1-car  
**Design:** 1.75-Story Cape built in 1958  
**Gross Building Area:** 4,458± sf  
**Gross Living Area:** 2,159± sf  
**Floor 1:** 1,417± sf  
**Floor 2:** 714± sf finished of 1,098± sf

**Attic:** 28± sf finished of 189± sf  
**Basement:** 1,287± sf full, unfinished  
**Porches:** 28± sf open entry & 100± sf enclosed  
**Heat:** Gas-fired forced hot water  
**Features:** Wood floors, 1 fireplace, 80± sf shed built 2012  
**Sewer:** Private Septic – repair, upgrade to, or establishment of Title 5 compliant system to be financial responsibility of the buyer  
**Other Utilities:** Town water, electric, gas  
**Plan Ref:** Barnstable County 76/97 Lots 3 & 4  
**Deed Ref:** Barnstable County 7332/332

Convenient to shopping, restaurants, attractions, conservation, golf, marinas & Hyannis Harbor ferries.  
 1± miles to Fortes Beach, 2± miles to Craigville Beach & Keyes Beach.

**Property Tour: Friday, April 25 (11am-1pm)**

### Terms of Sale:

10% certified deposit of which \$25,000 in certified or bank check at the auction & remainder by 4pm ET on Monday, May 12, 2025. 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](http://www.JJManning.com) for mandatory broker pre-registration requirements.

# JJManning

— AUCTIONEERS

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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