

# 1,365± sf 3± BR, 2 BA Home on .36± Acre

## 5 John's Way, Oak Bluffs (Martha's Vineyard), MA



## **AUCTION:** Wednesday, September 17 at 12pm On-site

**Real Estate Tax Assessment:**  
**\$950,600**

**Site:** .36± acre with irrigation, fencing, gravel drive, shed on private way

**Gross Building Area:** 2,496± sf

**Gross Living Area:** 1,365± sf

**Design:** 1.75-story Cape built in 1987 with 128 sf± covered porch

**Bedrooms:** 3±

**Baths:** 2

**1<sup>st</sup> Floor:** 780± sf 1 BR, 1 BA

**2<sup>nd</sup> Floor:** 585± sf 2 BR, 1 BA

**Basement:** 780± sf full, unfinished

**Utilities:** Town water, private septic, electric baseboard heat

**Duke's County Reference:**

Cert 13611, Plan 40900-B (registered)

**Parcel ID:** 12-131-8

**Zoning:** R1

Close to Mo's Lunch at the Portuguese-American Club.  
Near bus at County Rd & Vineyard Ave. 0.8± miles to Eastville Beach.  
2± miles to town & OB ferry terminals. 7± miles to MVY Airport.

# JJ Manning

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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Brochure 1847 • Ref 25-2132

### Open House: Friday, September 12 (12-2pm)

#### Terms of Sale:

10% certified deposit of which \$25,000 in certified or bank check at the auction & remainder by 4pm ET on Friday, September 19, 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.