

2,261± sf 4-BR Timber-Frame Home with 2-Car Garage

18 Hearthstone Dr, Medfield, MA

1.41± Acres in Belknap Estates



AUCTION: Thursday, October 23 at 11am On-site



Features: 2-story great room, reclaimed pine flooring, extensive patio areas, shed

Renovations:

See Property Info Package

Bedrooms: 4 (1 gutted under reno)

Baths: 2.5 - 2 full, 1 half (1 full gutted under reno)

Basement: 697± sf walk-out, partially finished with office

Garage: Attached, 2-car below

Heat: Oil-fired forced hot water, electric

Fireplaces: 2 (1 ready for wood stove)

Water: Town

Sewer: Private septic, passed Title 5 in August of 2025, town sewer at street

Deed Ref: Norfolk County 13012/488

Zoning: RS – Residential Suburban

Parcel ID: 51-052

Set atop a wooded rise in Belknap Estates offering an ideal combination of privacy in a desirable side-walked neighborhood with proximity to schools, park, ball fields, walk/jog trails, shopping & restaurants.

Put your touches on this classic or create your own hide-away. Halfway between Rt 115 to west and Rt 1, I-95 to the east. 12± mi to Franklin MBTA commuter rail.

Site: 1.41± acres with 116± ft of frontage
Driveway: Paved, parking for 5± cars
Design: 2,261± sf 1-2 story post & beam Colonial built in 1970 by Yankee Barn of VT, sunroom addition by Four Seasons

Open House: Thursday, October 16 (11am–1pm)

Terms of Sale:

10% certified deposit of which \$20,000 in certified or bank check at the auction & remainder by 4pm ET on Friday, October 24, 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 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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