

CAPE COD REAL ESTATE AUCTION

1,937± sf 3BR, 2BA Home with 2-Car Garage
on .23± Acres Near Dowses Beach
30 Deerfield Rd, Osterville (Barnstable), MA



Re: The Estate of Gretchen M Irving



AUCTION: Friday, January 16 at 11am On-site

Site: .23 acre with 100± ft frontage

Primary Zoning: RC – Residence C

Driveway: Paved parking 5± cars

Garage: 576± sf, attached 2-car

Design: 1,937± sf 1.75-story Cape built in 1972

1st Floor: 1,196± sf

2nd Floor: 1,140± sf (741± sf finished)

Basement: 1,140± sf full, unfinished walk-out

Rooms: 3 bedrooms, 2 full baths, entry/foyer, living room with fireplace, kitchen, dining room

Features: Oak flooring, newer electric panel & boiler, added insulation, sliders to 368± sf sundeck

Heat: Gas-fired hot water

Water: Town

Sewer: Private septic, last inspected 9/21/96 – Title 5 compliance is buyer's responsibility

Other Utilities: Electric, gas

Legal Ref: Barnstable County LC C184349

Parcel ID: 166-073

Centrally located 1± miles to MA Audubon's 147± acre Skunknet River Wildlife Sanctuary. 2± miles to Dowses Beach, Osterville Center, Yacht Club & world class golf. 3± miles to Centerville's Craigville & Long Beaches. 6± miles to Hyannis airport, transportation center & ferries.

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



MA Auc Lic 111 • MA Broker LIC 5850
Brochure 1863 • Ref 26-2172

Open House: Friday, January 9 (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, January 19, 2026. 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.