

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: Friday, February 20 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: \$20,000 in certified or bank check at this Mortgagee's Foreclosure auction. 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

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