

2,097± sf, 4-Bedroom, 2.5-Bath Home on .19± ac. 23 Portland Road, Braintree, MA



AUCTION: Wednesday, March 11 at 11am On-site

This home features hardwood floors across both main living levels and a versatile, partially finished basement with a half-bath & laundry.

Enjoy an all-season porch with dual entrances and direct garage access, alongside a private rear deck and patio. Perfectly situated for convenience with South Shore Plaza and Route 3 just minutes away and a short walk to Liberty Elementary and South Middle Schools. Outdoor enthusiasts will love being just 1.5 miles from the 84-acre Cedar

Swamp and Braintree Town Forest, while golfers are only 2 miles from the Braintree Municipal Golf Course.

Site: .19± ac. (8,268± sf.) corner lot (Portland Rd. & Amherst Rd.)

Parcel ID: 1098 0 37

County: Norfolk County

Design: 2,097± sf Cape with vinyl siding & 1-car garage built in 1949

1st Floor: Dining Room, Kitchen, 2 Bedrooms, Full Bath

2nd Floor: 2 Bedrooms, Full Bath

Basement: Full, 648± sf finished with Laundry & ½ Bath

Renovations: Windows Replaced (2022), Tankless Hot Water (2020), Blown-in Insulation (2000's), Bath Remodel (2017), Roof Replaced (2013)

Driveway: Paved, parking for 2 cars

Heat & Fuel: Forced Hot Water, Gas

Water & Sewer: City

Open House: Wednesday, March 4 (11am-1pm)

Terms of Sale:

10% certified deposit of which \$20,000 in certified or bank check at this auction & remainder by 4pm ET on Friday, 3/13/26. 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 JJManning.com for mandatory broker pre-registration requirements.

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Property Info., Photos, Broker Reg. & Full Terms at:

JJManning.com

800.521.0111

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