

34+/- HOMES ABUTTING NEW SEABURY

f/k/a "Cape Cod Holiday Estates"

Four Seasons Dr. & Sipps Rd., Mashpee, MA



AUCTION EVENT: Friday, May 1 at 11am On-Site

Formerly known as "Cape Cod Holiday Estates," this premier location offers homes that directly abut the Private Enclave of New Seabury; situated between Falmouth and Hyannis, located less than three miles from South Cape Beach and Nantucket Sound. Residences feature sun decks, patios, and spacious third-acre lots.

Nearby, enjoy easy access to boating, deep-sea fishing, whale-watching excursions, and island ferries.

(33) 2BR, 2BA Homes (Units 16, 20, 26 & 75 have unfinished 2nd floors)
(1) 1BR, 2BA Home
(1) Office Pool House Building & (1) Recreation Center Building (16 Four Seasons Dr.)

OPEN HOUSES:
Fri., April 10 (11am-1pm)
Fri., April 24 (11am-1pm)

JJManning
AUCTIONEERS

Property Info., Broker Registration & More at:

JJManning.com

800.521.0111

179 Old King's Hwy, Yarmouth Port, MA 02675



Terms of Sale:

INDIVIDUAL UNITS: 10% deposit of which \$25,000 per unit must be presented in certified or bank check. Remainder of the 10% deposit in wire transfer, certified or bank check by 4pm ET on Monday, May 4, 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.

Buyer's Broker Terms:

Up to 2% Broker Commission offered. Visit JJManning.com for requirements.

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