

JJ Manning

— AUCTIONEERS —

PROPERTY INFORMATION PACKAGE #26-2231

REAL ESTATE AUCTION

**2,432+/- SF, 4BR, 2.5BA HOME ON .17+/- AC.
*Close to Park, Beach, Commuter Rail & More***

67 TREFTON DR., BRAINTREE, MA

**THURSDAY, MAY 7 AT 11AM ON-SITE
Open House: Thursday, April 30 (1pm-3pm)**

MA Auc. Lic. #111



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JJ Manning
AUCTIONEERS
AUCTIONEER'S DISCLAIMER

The following information is provided to you as a matter of convenience only, and no representation or warranty, expressed or implied, is made as to its accuracy or completeness.

Prospective purchasers of the auction property are responsible for conducting such due diligence of their own as they consider appropriate, prior to bidding at the auction sale.

All information contained within this Property Information Packet was derived from reliable sources and is believed to be correct, but is not guaranteed. Buyers shall rely entirely on their own judgment and inspection.

Announcements from the Auction Block will take precedence over any previously printed material or any other oral statements made.



April 2, 2026

Dear Prospective Bidder:

This well-appointed 4-bedroom, 2.5-bath home offers approximately 2,432± square feet of living space on a .17± acre lot, combining comfort and convenience. Ideally located just 0.4 miles from the Patty Whitehouse Scenic Overview, Watson Park (featuring the Monatiquot Riverwalk, baseball complex & Petersen Splash Pad) and the Metropolitan Yacht Club on the Weymouth Fore River; and only 0.5 miles from Smith Beach. Residents will enjoy close proximity to a variety of restaurants and shopping, along with an easy 3-minute drive to the Weymouth Landing/East Braintree Commuter Rail Station on the Greenbush Line, making this home a perfect retreat with seamless access to recreation and commuting alike.

The owners have chosen auction, the accelerated method of marketing, for the sale of this fabulous property. Their decision allows you to set the market price for this magnificent home with your bid. You will buy the property at the lowest possible price by bidding one increment higher than the competition. What an opportunity!

As you know, the property is being sold "as is, with all faults", be sure to attend the scheduled Open House. There is a large amount of information in this Property Information Package (PIP), please review it carefully. The auction will be held on Thursday, May 7, 2026 at 11:00am on-site. Don't miss it! If you can't attend but wish to make an Absentee Bid, give us a call.

The sale is not contingent upon your ability to acquire mortgage financing. You are encouraged to pre-qualify yourself with a lender before the auction. This will help you to bid with confidence. Read the Sample Purchase & Sale Agreement in this package. You should consult your attorney with any questions regarding the Agreement. There can be no changes to the Agreement.

Don't forget to have the \$25,000 certified deposit check made out to yourself and bring it with you to the auction. You must show the check at registration in order to receive a Bidder Number. You must have a Bidder Number in order to bid at this open, outcry auction.

If you are interested in making a pre-auction offer for this property, it must be tendered on a signed JJManning approved Purchase & Sale Agreement and accompanied by a 10% certified deposit in certified or bank check or by confirmed wire transfer. Please contact us at auctions@jjmanning.com or the phone number below for details.

Our experienced auction staff is available to answer your questions at 800-521-0111, at the open house and one hour before the auction. We welcome your calls. See you at the auction. Good luck with your bids!

Sincerely,

Justin J. Manning, CAI, AARE
President



TERMS & CONDITIONS

REAL ESTATE AUCTION

2,432+/- SF, 4BR, 2.5BA HOME ON .17+/- AC.
Close to Park, Beach, Commuter Rail & More

67 TREFTON DR., BRAINTREE, MA

THURSDAY, MAY 7 AT 11AM ON-SITE

Open House: Thursday, April 30 (1pm-3pm)

MA Auc. Lic. #111

Terms of Sale: 10% deposit of which Twenty-Five Thousand Dollars (\$25,000.00) must be presented in certified or bank check. Remainder of the 10% deposit in wire transfer, certified or bank check by 4:00 p.m. ET on Friday, May 8, 2026. Balance in 30 days.

A. Make the certified deposit check payable to yourself. If you are the successful bidder, you will endorse the check to JJManning Auctioneers, Escrow Agent.

B. Closing will take place on or before Friday, June 5, 2026 (30 days from the auction) unless otherwise agreed upon by Seller, in writing.

C. A Buyer's Premium of TEN PERCENT (10%) will be added to the high bid. Their sum will constitute the Total Purchase Price. See Buyer's Premium explanation elsewhere in this Bidder Information Package.

D. The property is being sold "as is, with all faults". We encourage you to attend the Open House and thoroughly inspect the property. You must rely on your own inspection and judgment when bidding on this property.

E. Auctioneer reserves the right to enter protective bids on behalf of Seller.

F. Auctioneer reserves the right to disqualify any bidders at auctioneer's sole discretion. Should a dispute arise amongst any bidders, auctioneer's decision shall be final and binding.

G. The property is NOT being sold with a financing contingency, so we recommend that you pre-qualify yourself with your lending institution before bidding at the auction sale. This will allow you to bid with confidence!

H. Other terms, if any, to be announced at the auction sale.



BUYER'S PREMIUM EXPLANATION

There will be a Buyer's Premium of 10% added to the high bid. The total of the high bid plus the 10% Buyer's Premium shall constitute the Contract Sales Price.

EXAMPLE:

	Bid Price:	\$100,000.00
	Add 10% Buyer's Premium:	\$ 10,000.00

	Contract sales price:	\$110,000.00

The contract sales price represents the total due from the buyer and will be the amount entered on the *Purchase & Sale Agreement*.

AUCTION PURCHASE AND SALE AGREEMENT
(MA Auctioneer Lic# 111)

This 7th day of May 2026

1. PARTIES AND MAILING ADDRESSES

LMB REALTY TRUST OF 2025 hereinafter called the SELLER, agrees to SELL and

hereinafter called the BUYER or PURCHASER, agrees to BUY, upon the terms hereinafter set forth, the following described premises:

2. DESCRIPTION

The land with the buildings thereon known as 67 Trefton Dr., Braintree, MA.

3. BUILDINGS, STRUCTURES, IMPROVEMENTS, FIXTURES

Included in the sale as a part of said premises are the buildings, structures, and improvements now thereon, and the fixtures belonging to the SELLER and used in connection therewith including, if any, all wall-to-wall carpeting, drapery rods, automatic garage door openers, venetian blinds, window shades, screens, screen doors, storm windows and doors, awnings, shutters, furnaces, heaters, heating equipment, stoves, ranges, oil and gas burners and fixtures appurtenant thereto, hot water heaters, plumbing and bathroom fixtures, garbage disposals, electric and other lighting fixtures, mantels, outside television antennas, fences, gates, trees, shrubs, plants, and ONLY IF BUILT IN, refrigerators, air conditioning equipment, ventilators, dishwashers, washing machines and dryers; and none. **Any non-titled personal property left at the premises as of closing is considered abandoned and shall become the responsibility of the buyer.**

4. TITLE DEED

Said premises are to be conveyed by a good and sufficient Quitclaim Deed running to the BUYER, or to the nominee designated by the BUYER by written notice to the SELLER at least seven days before the deed is to be delivered as herein provided and said deed shall convey a good and clear record, marketable or insurable title thereto, free from encumbrances, except

- (a) Existing rights and obligations in party walls which are not the subject of written agreement;
- (b) Such taxes for the then current year as are not due and payable on the date of the delivery of such deed;
- (c) Any liens for municipal betterments assessed after the date of this agreement;
- (d) Easements, restrictions and reservations of record;

5. PLANS

If said deed refers to a plan necessary to be recorded therewith the SELLER shall deliver such plan with the deed in form adequate for recording or registration.

6. PURCHASE PRICE

The agreed purchase price for said premises is _____ dollars, of which

\$_____ have been paid as a deposit this day and

\$_____ are to be paid in wire transfer, certified, cashier's, treasurer's or bank check(s) by
4:00 pm ET on Friday, May 8, 2026 as the additional deposit

\$_____ are to be paid at the time of delivery of the deed in cash, or by certified,
cashier's, treasurer's or bank check(s)

\$_____ TOTAL

7. TIME FOR PERFORMANCE DELIVERY DEED

Such deed is to be delivered on or before Friday, June 5, 2026 (30 days of the date of this agreement) at the office of SELLER'S attorney, unless otherwise agreed upon in writing. It is agreed that time is of the essence of this agreement.

8. POSSESSION AND CONDITION OF PREMISES

Full possession of said premises, except as herein provided, is to be delivered at the time of the delivery of the deed, said premises to be then (a) in the same condition as they now are, reasonable use and wear thereof excepted and (b) in compliance with provisions of any instrument referred to in clause 4 hereof.

9. EXTENSION TO PERFECT TITLE OR MAKE PREMISES CONFORM

If the SELLER shall be unable to give title or to make conveyance, or to deliver possession of the premises all as herein stipulated, or if at the time of the delivery of the deed the premises do not conform with the provisions hereof, then any payments made under this

Buyer's Initials: _____

agreement shall be forthwith refunded and all other obligations of the parties hereto shall cease and this agreement shall be void without recourse to the parties hereto, unless the SELLER elects to use reasonable efforts to remove any defects in title, or to deliver possession as provided herein, or to make the said premises conform to the provisions hereof, as the case may be, in which event the SELLER shall give written notice thereof to the BUYER at or before the time for performance hereunder, and thereupon the time for performance hereof shall be extended for a period of up to ninety days.

10. FAILURE TO PERFECT TITLE OR MAKE PREMISES CONFORM, etc.

If at the expiration of the extended time the SELLER shall have failed so to remove any defects in title, deliver possession, or make the premises conform, as the case may be, all as herein agreed, or if at any time during the period of this agreement or any extension thereof, the holder of a mortgage on said premises shall refuse to permit the insurance proceeds, if any, to be used for such purposes, then any payments made under this agreement shall be forthwith refunded and all other obligations of the parties hereto shall cease and this agreement shall be void without recourse to the parties hereto.

11. BUYER'S ELECTION TO ACCEPT TITLE

The BUYER shall have the election, at either the original or any extended time for performance, to accept such title as the SELLER can deliver to the said premises in their then condition and to pay therefore the purchase price without deduction. In which case the SELLER shall convey such title, except that in the event of such conveyance in accord with the provisions of this clause, if the said premises shall have been damaged by fire or casualty insured against, then the SELLER shall, unless the SELLER has previously restored the premises to their former condition, either (a) pay over or assign to the BUYER, on delivery of the deed, all amounts recovered or recoverable on account of such insurance, less any amounts reasonably expended by the SELLER for any partial restoration; or (b) if a holder of a mortgage on said premises shall not permit the insurance proceeds or a part thereof to be used to restore the said premises to their former condition or to be so paid over or assigned, give to the BUYER a credit against the purchase price, on delivery of the deed, equal to said amounts so recovered or recoverable and retained by the holder of the said mortgage less any amounts reasonably expended by the SELLER for any partial restoration.

12. ACCEPTANCE OF DEED

The acceptance of a deed by the BUYER, or his nominee as the case may be, shall be deemed to be a full performance and discharge of every agreement and obligation herein contained or expressed, except such as are, by the terms hereof, to be performed after the delivery of said deed.

13. USE OF SELLER MONEY TO CLEAR TITLE

To enable the SELLER to make conveyance as herein provided, the SELLER may, at the time of delivery of the deed, use the purchase money or any portion thereof to clear the title of any or all encumbrances or interests, provided that all instruments so procured are recorded simultaneously with the delivery of said deed.

14. INSURANCE

Until the delivery of the deed, the SELLER shall maintain the insurance on said premises as currently insured.

15. ADJUSTMENTS

Collected rents, mortgage interest, water and sewer use charges, operating expenses (if any) according to the schedule attached hereto or set forth below, condominium or home owner's association fees if applicable, and taxes for the then current fiscal year, shall be apportioned and fuel value shall be adjusted, as of the day of performance of this agreement and the net amount thereof shall be added to or deducted from, as the case may be, the purchase price payable by the BUYER at the time of delivery of the deed. Uncollected rents for the current rental period shall be apportioned if and when collected by either party.

16. ADJUSTMENT OF UNASSESSED TAXES

If the amount of said taxes is not known at the time of the delivery of the deed, they shall be apportioned on the basis of the taxes assessed for the preceding fiscal year, with a reapportionment as soon as the new tax rate and valuation can be ascertained.

17. BROKER

BUYER acknowledges that he has engaged no real estate broker, and no real estate broker has in any way been involved in this transaction except any broker previously registered with and acknowledged by AUCTIONEER in writing. BUYER agrees to indemnify and hold harmless the SELLER and AUCTIONEER, including SELLER'S and AUCTIONEER'S reasonable attorney's fees, for any claim made by any real estate broker not registered with and acknowledged by Auctioneer in writing in connection with this transaction.

18. DEPOSIT

All deposits made hereunder shall be held in escrow by JEROME J. MANNING & Co., INC as escrow agent subject to the terms of this agreement and shall be duly accounted for at the time for performance of this agreement. In the event of any disagreement between the parties, the escrow agent may retain all deposits made under this agreement pending instructions mutually given by the SELLER and the BUYER.

19. BUYER'S DEFAULT

If the BUYER shall fail to fulfill the BUYER'S agreements herein, all deposits made or required to be made hereunder by the BUYER shall be retained by the SELLER as liquidated damages even if BUYER fails to make the deposit or additional deposit.

20. CONTINGENCIES

BUYER acknowledges that this Agreement contains no contingencies affecting the BUYER'S obligation to perform. If the sale as contemplated herein is not consummated for any reason, except SELLER'S inability to deliver marketable or insurable title (subject only to the matters set forth in paragraph 4), then the deposit(s) paid by the BUYER upon the execution of this Agreement and/or any additional deposit required to be made shall inure to and become the property of the SELLER, all as provided in Paragraph (19) hereof.

21. WARRANTIES AND REPRESENTATIONS

The BUYER acknowledges that the BUYER has not been influenced to enter into this transaction nor has he relied upon any warranties or representations not set forth or incorporated in this agreement. The BUYER further acknowledges that he is buying the Property as is, with all faults and without warranty of any kind, whatsoever. Buyer acknowledges that buyer has reviewed or been given the opportunity to review the Property Information Packages (PIPS) for this property along with any updates provided up and through the day of the auction.

22. CONSTRUCTION OF AGREEMENT

This instrument, executed in multiple counterparts, is to be construed as a Massachusetts contract, is to take effect as a sealed instrument, sets forth the entire contract between the parties, is binding upon and inures to the benefit of the parties hereto and their respective heirs, devisee, executors, administrators, successors and assigns, and may be canceled, modified or amended only by a written instrument executed by both the SELLER and the BUYER. If two or more persons are named herein as BUYER their obligations hereunder shall be joint and several. The captions and marginal notes are used only as a matter of convenience and are not to be considered a part of this agreement or to be used in determining the intent of the parties to it.

23. LEAD PAINT LAW

The BUYER acknowledges that whenever a child or children under six years of age resides in any residential premises in which any paint, plaster or other accessible material contains dangerous levels of lead, the owner of said premises must remove or cover said paint, plaster or other material so as to make it inaccessible to children under six years of age. BUYER further acknowledges that he has been notified of said lead paint law by SELLER and AUCTIONEER.

24. SMOKE DETECTORS/SEPTIC/WATER

The BUYER will be responsible for the installation and inspection of smoke detectors and CO2 detectors after closing and once the property is suitable for habitation. If necessary, the buyer shall be responsible for the repair, upgrade or installation of a septic system and/or a well and/or municipal water and/or sewer connections which meet the requirements of the board of health. The closing shall not be contingent upon any certificates of compliance nor contingent upon a certificate of occupancy as the property is being conveyed as is.

25. SOPHISTICATED BUYER

The BUYER acknowledges that by registering, participating, and competing to purchase this subject real estate via a PUBLIC AUCTION SALE wherein all contingencies, warranties, and representations have been specifically disclaimed as in paragraphs 20 and 21 of this agreement establishes that the BUYER is knowledgeable and aware of the risks of doing so and possesses a level of sophistication commensurate with the complexity of the sale terms both expressed by this Agreement and the potential of the property being acquired.

Buyer's Initials: _____

NOTICE: This is a legal document that creates binding obligations. If not understood, consult an attorney.

LMB REALTY TRUST OF 2025, Seller

BUYER

By: Cheryl Davey

BUYER

By:

Buyer's Attorney (Name)

Buyer's Mailing Address (Street or P.O. Box)

Buyer's Attorney (Firm)

Buyer's Mailing Address (City, State & Zip Code)

Buyer's Attorney's Address (Street or P.O. Box)

Buyer's Daytime Phone

Buyer's Attorney's Address (City, State & Zip Code)

Buyer's Evening Phone

Buyer's Attorney's Phone

Jerome J. Manning & Co., Inc., AUCTIONEER/ESCROW AGENT

2,432± sf 4BR, 2.5BA Home on .17± Acres

67 Trefton Drive, Braintree, MA



AUCTION: Thursday, May 7 at 11am On-site

Site: .173± acre (7,553± sf.) corner lot on Trefton Dr. & Argyle Rd.

Zoning: ResB

Driveway: 2 paved parking areas for 6± cars

Design: 2,432± sf, 4-bedroom, 2.5-bath 2-story Cape built in 1942

Basement: 1,179± sf full, partially finished (590± sf finished / 589± sf unfinished)

Features: Sundeck, screened in porch, fenced in back yard

Heat: Forced hot water

Sewer/Water: Private

Parcel ID: 3039 0 1

This fully furnished 4-bedroom, 2.5-bath home offers 2,432± sf of living space on a .17± acre well-manicured lot, combining comfort and convenience. Ideally located just 0.4 miles from the Patty Whitehouse Scenic Overview, Watson Park (featuring the Monatikquot Riverwalk, baseball complex & Petersen Splash Pad) and the Metropolitan Yacht Club on the Weymouth Fore River; and only 0.5 miles from Smith Beach.

Residents will enjoy close proximity to a variety of restaurants and shopping, along with an easy 3-minute drive to the Weymouth Landing/East Braintree Commuter Rail Station.

A perfect retreat with seamless access to recreation and commuting alike

Open House:
Thursday, April 30
(1pm-3pm)

JJManning

— 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
Bro 1874 • Ref 26-2231

Terms of Sale:

10% certified deposit of which \$25,000 in certified or bank check at the auction & remainder by 4pm ET on Friday, May 8, 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 JJManning.com for mandatory broker pre-registration requirements.

Unofficial Property Record Card - Braintree, MA

General Property Data

Parcel ID **3039 0 1** Account Number
Prior Parcel ID
Property Owner **BENNETT LOIS M TR** Property Location **67 TREFTON DR BRAINTREE**
LMB REALTY TRUST OF 2025 Property Use **ONE FAM**
Mailing Address **67 TREFTON DRIVE** Most Recent Sale Date **10/2/2025**
Legal Reference **42682-402**
City **BRAINTREE** Grantor **BENNETT LOIS M**
Mailing State **MA** Zip **02184** Sale Price **1**
ParcelZoning **B** Land Area **0.173 acres**

Current Property Assessment

Card 1 Value Building Value **398,200** Xtra Features Value **400** Land Value **360,400** Total Value **759,000**

Building Description

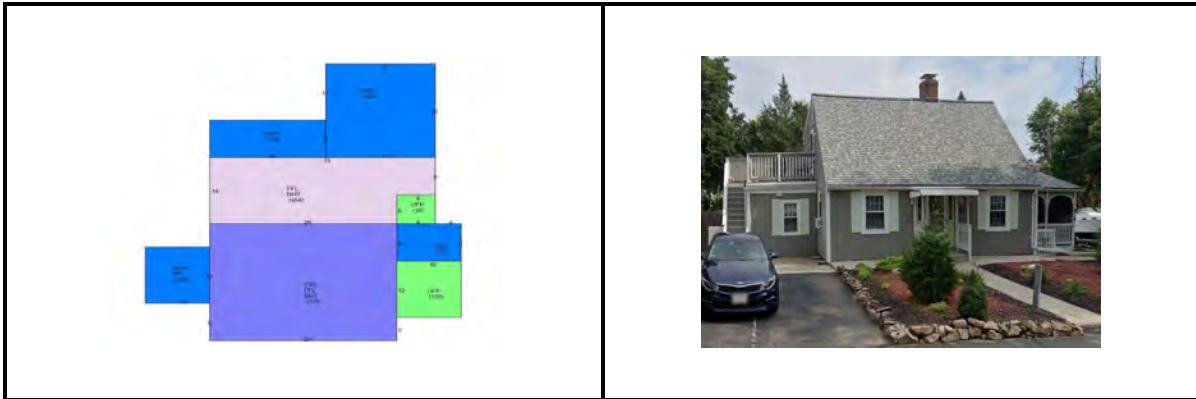
Building Style CAPE	Foundation Type CONCRETE	Flooring Type HARDWOOD
# of Living Units 1	Frame Type WOOD	Basement Floor CARPET
Year Built 1942	Roof Structure GABLE	Heating Type FORCED H/W
Building Grade AVERAGE	Roof Cover ASPHALT	Heating Fuel OIL
Building Condition N/A	Siding VINYL	Air Conditioning 0%
Finished Area (SF) 2432.25	Interior Walls DRYWALL	# of Bsmt Garages 0
Number Rooms 7	# of Bedrooms 4	# of Full Baths 2
# of 3/4 Baths 1	# of 1/2 Baths 0	# of Other Fixtures 0

Legal Description

Narrative Description of Property

This property contains 0.173 acres of land mainly classified as ONE FAM with a(n) CAPE style building, built about 1942 , having VINYL exterior and ASPHALT roof cover, with 1 commercial unit(s) and 1 residential unit(s), 7 room(s), 4 bedroom(s), 2 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Comments

IN LAW UNIT, KIT, BR, BATH, LIV. CO 9/5/2024 IN LAW

N O T
A N
O F F I C I A L
C O P Y

N O T
A N
O F F I C I A L
C O P Y

QUITCLAIM DEED

I, Lois M. Bennett (surviving spouse of William J. Bennett, deceased on October 25, 1987, see death certificate recorded in Norfolk County Registry of Deeds, Book 9084, Page 512), of Braintree, Norfolk County, Massachusetts, for consideration paid of One Dollar (\$1.00), grant to Lois M. Bennett, Trustee of the LMB Realty Trust of 2025, u/d/t dated September 29, 2025 (see Trustee's Certificate recorded herewith at Norfolk County Registry of Deeds, Pursuant to M.G.L. c. 184, s. 35), of 67 Trefton Drive, Braintree, Norfolk County, Massachusetts, 02184 with **QUITCLAIM COVENANTS**,

See Exhibit A

**THIS DEED WAS PREPARED BY UNVERIFIED INFORMATION.
NO EXAMINATION OF TITLE WAS MADE AND NO
RESPONSIBILITY IS ASSUMED FOR TITLE OR DESCRIPTION
PROBLEMS.**

**LOCUS: 67 Trefton Drive, Braintree, Norfolk County,
Massachusetts, 02184.**

**TITLE REFERENCE: Being the same premises conveyed to Grantor
by Deed dated January 11, 1966, and recorded
on January 12, 1966, in Norfolk County
Registry of Deeds, at Book 4323, Page 658. This
conveyance does not create any new boundaries.**

Property Address: 67 Trefton Drive, Braintree, MA 02194

Falco & Associates, P.C.

Attorneys at Law
50 Quincy Avenue
Quincy, MA 02169
617-472-3341

MASSACHUSETTS STATE EXCISE TAX
Norfolk Registry of Deeds
Date: 10-02-2025 @ 01:41pm
Ctl#: 297 Doc#: 69590
Fee: \$.00 Cons: \$1.00

WILLIAM P. O'DONNELL, REGISTER
NORFOLK COUNTY REGISTRY OF DEEDS
RECEIVED & RECORDED ELECTRONICALLY

Executed as a sealed instrument this 29th day of September, 2025.

N O T
O F F I C I A L
C O P Y

N O T
O F F I C I A L
C O P Y


Lois M. Bennett

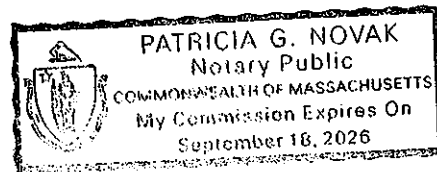
COMMONWEALTH OF MASSACHUSETTS

County of Norfolk

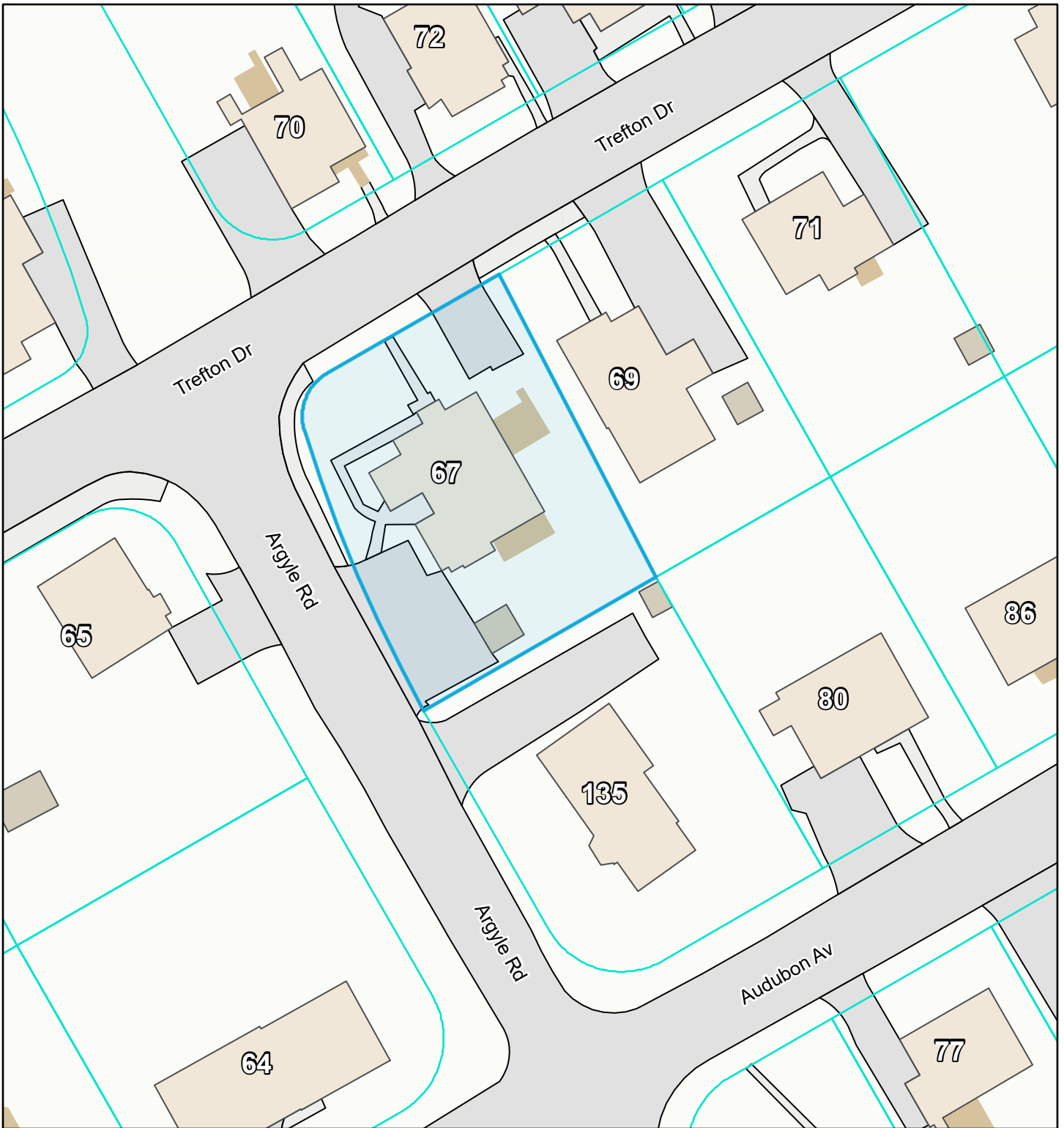
On this 29th day of September, 2025, before me, the undersigned notary public, personally appeared Lois M. Bennett, and proved to me through satisfactory evidence of identification, which is she is personally known to me to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.



Notary Public: Patricia G. Novak
My commission expires: September 18, 2026



Map

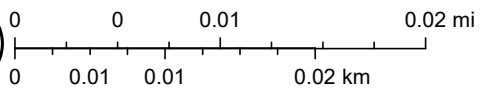


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Addresses

Roads

 Parcels



1:679

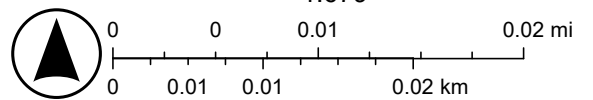
Aerial Map



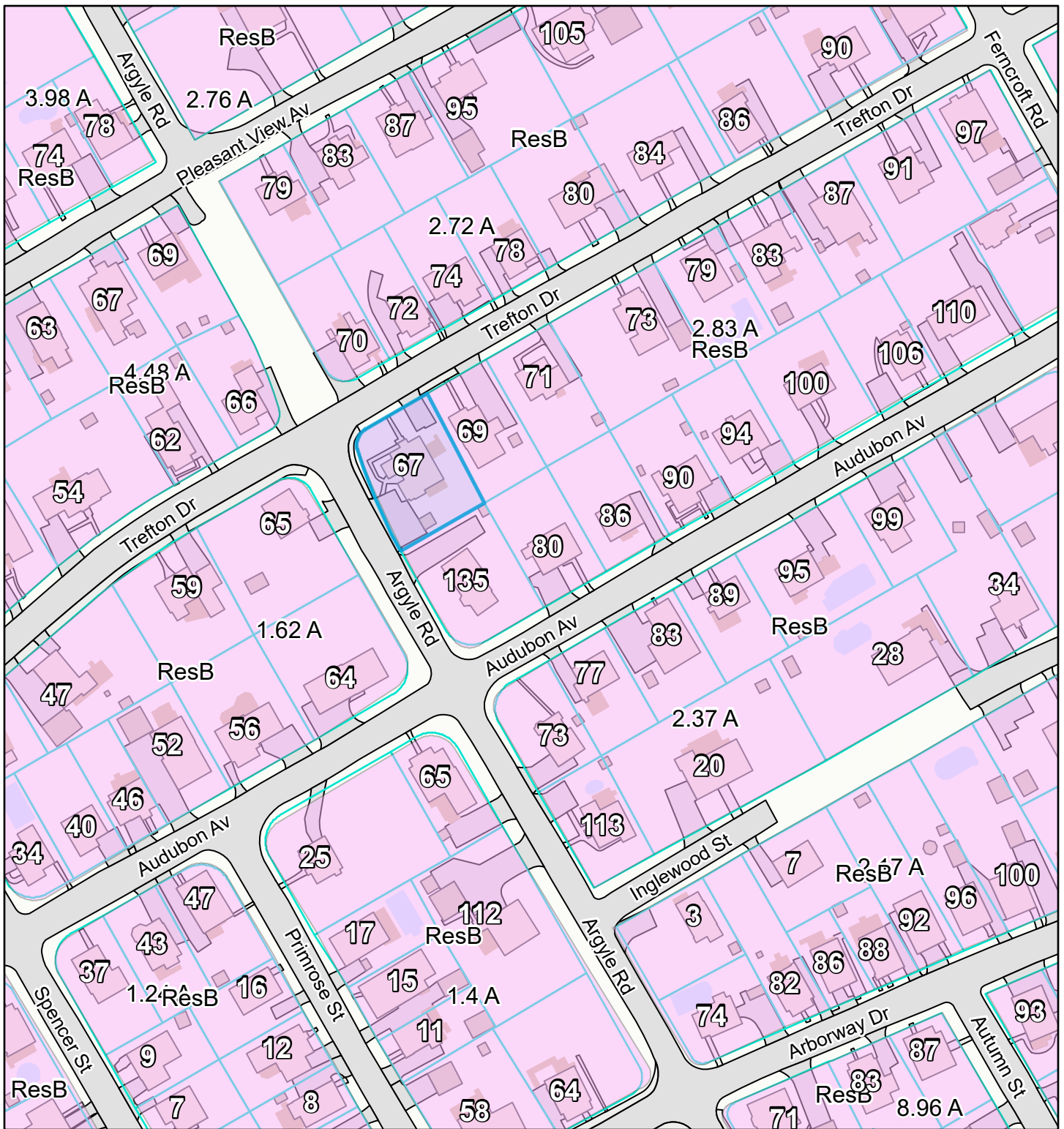
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Braintree_Ortho_Basemap_2023

Addresses	Red: Band_1
Roads	Green: Band_2
Parcels	Blue: Band_3














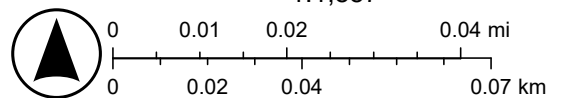
Zoning Map



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- | | | | | |
|-----------|---|----------|---|-----------|
| Addresses |  | Cluster1 |  | ResA |
| Roads |  | Cluster2 |  | ResB |
| Zoning |  | GBD |  | ResC |
| |  | BWLD |  | Parcels |
| |  | COMM |  | OpenSpace |
| |  | HBD | | |

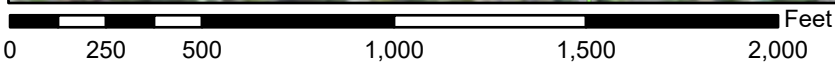
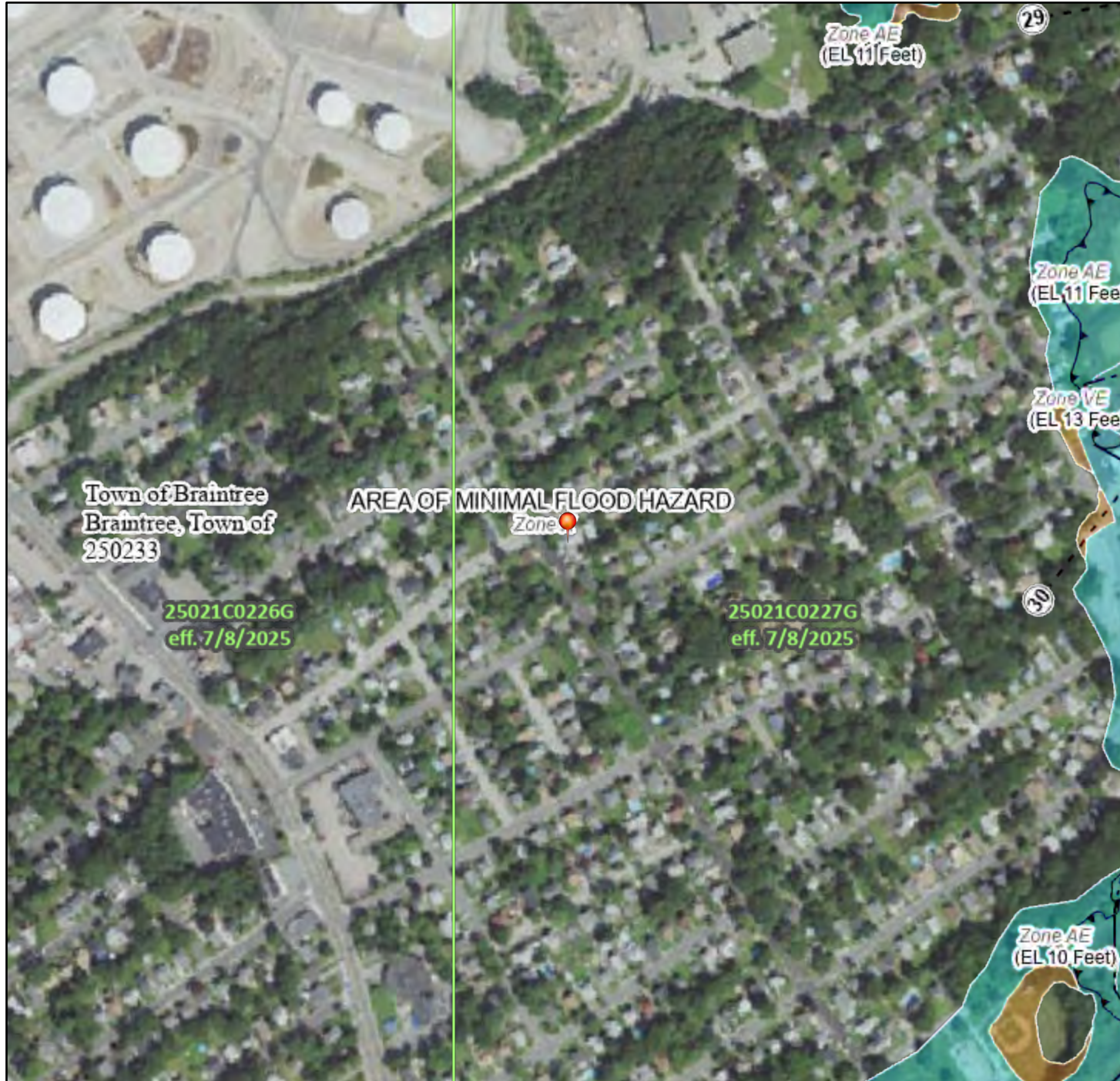


MassGIS, Braintree GIS, Town of Braintree Engineering Department, Braintree GIS, Town of Braintree Engineering Department

National Flood Hazard Layer FIRMMette



70°58'22"W 42°14'3"N




























1:6,000

70°57'45"W 42°13'36"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- | | |
|------------------------------------|--|
| SPECIAL FLOOD HAZARD AREAS |  Without Base Flood Elevation (BFE)
<i>Zone A, V, A99</i>
 With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
 Regulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD |  0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
 Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
 Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
 Area with Flood Risk due to Levee <i>Zone D</i> |
| OTHER AREAS |  NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
 Effective LOMRs
 Area of Undetermined Flood Hazard <i>Zone D</i> |
| GENERAL STRUCTURES |  Channel, Culvert, or Storm Sewer
 Levee, Dike, or Floodwall |
| OTHER FEATURES |  Cross Sections with 1% Annual Chance Water Surface Elevation
 Coastal Transect
 Base Flood Elevation Line (BFE)
 Limit of Study
 Jurisdiction Boundary
 Coastal Transect Baseline
 Profile Baseline
 Hydrographic Feature |
| MAP PANELS |  Digital Data Available
 No Digital Data Available
 Unmapped |
- 
-  The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/2/2026 at 6:21 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

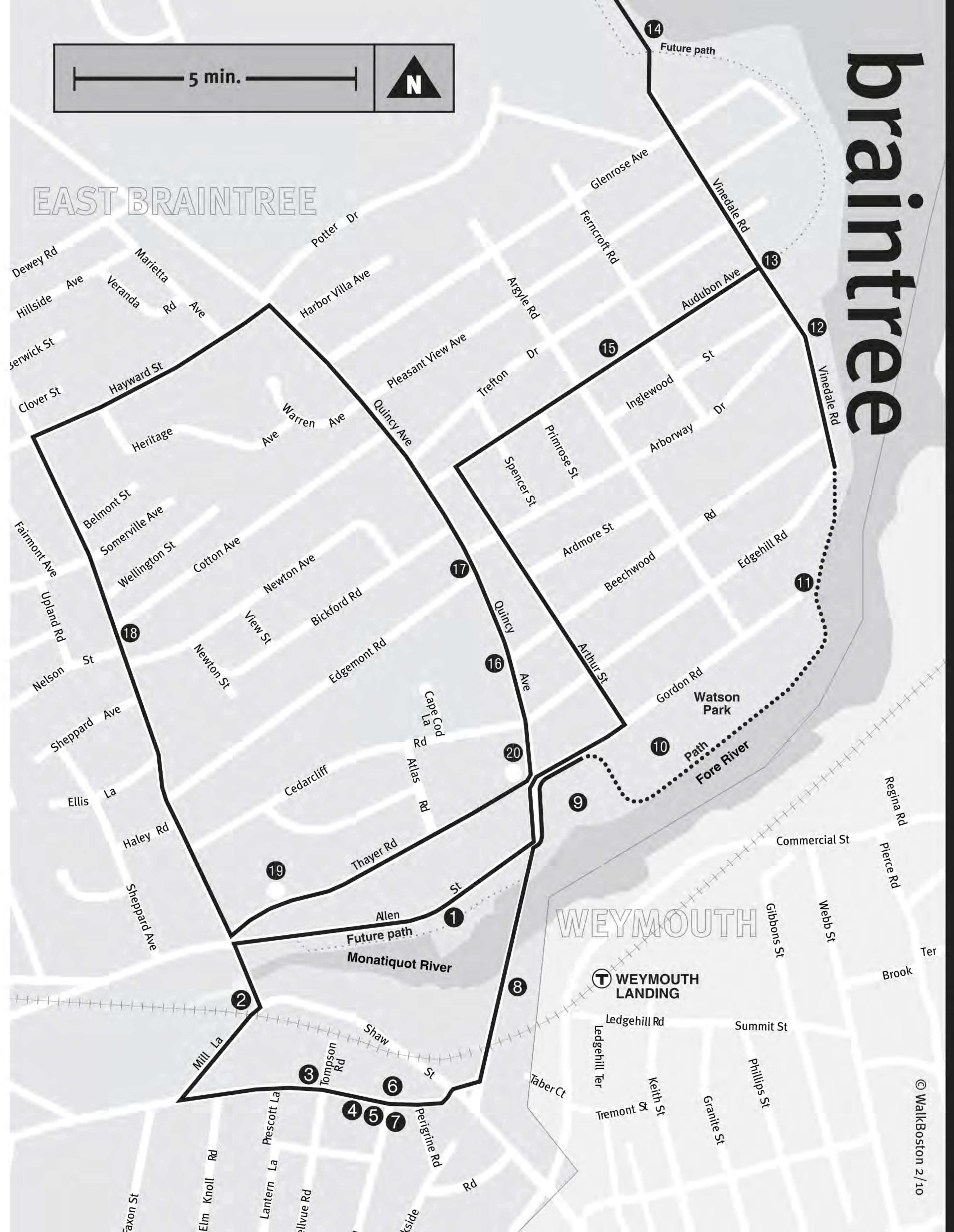
PHOTO GALLERY

67 TREFTON DR., BRAINTREE, MA





braintree



East Braintree Waterfront

Braintree has 2 miles of walks along its waterfront, which is a relatively unknown resource for the town. Begin these walks by parking inside Watson Park, off Gordon Road, or from the MBTA's Weymouth Landing station in East Braintree.

Monatiquot River walk

1 MILE/20 MINUTE LOOP

- 1 Monatiquot River Basin - From 1683 to 1854, ship-building dominated this small harbor, now with small industrial buildings fronting Allen Street. It is planned for renewal with a walking path along the water.
- 2 Monatiquot Bridge - A short bridge on Shaw Street crosses the Monatiquot, a stream that extends through the town from here to South Braintree.
- 3 Commercial Street - A major route between Boston and Plymouth since 1640, this street retains buildings from its colonial shipbuilding past.
- 4 Major Edmund Soper House [170 Commercial St.] - An early Braintree house, built in 1772.
- 5 Peleg Jordan/Edward Pratt house [140 Commercial St.] - On a high perch above Commercial St., this 1805 house is designed in the Cape Cod architectural style
- 6 Deacon Josiah Vinton Jr. House [135 Commercial St.] - This 1830 house has a veranda porch around 3 sides of the building plus attached buildings once used as barns.
- 7 Braintree Union Congregational Church - Built in 1811, the church has a high distinctive steeple that is visible all along the Braintree waterfront.
- 8 Ezra Sampson/Alden/Bowditch House [18 Quincy Ave.] - Built in 1798, this one-time elegant and still-dignified residence is enclosed by 20th c. businesses.

Fore River walk

2 MILES/40 MINUTE LOOP

- 9 The Braintree Yacht Club - A 2.5-acre town-owned property with finger slips, mooring spaces, public boat storage, a launching ramp and a clubhouse. Priority membership in the club is given to Braintree residents.

- 10 Watson Park - The site of the 1883 Fore River Ship & Engine Co. which moved to Quincy in 1904. Now it has been reclaimed as a 23-acre park with 8 fields for baseball/softball, and includes a path along the Weymouth Fore River for the full length of the park.
- 11 Francis Toland Walkway - This wooded path, parallel to the Fore River, connects Watson Park and Smith Beach.
- 12 Lt. G. Murray Smith Beach - A crescent of saltwater beach for Braintree citizens on the Weymouth Fore River.
- 13 Metropolitan Yacht Club - Formed in 1947, the club has 115 slips in the former Goodhue's boat yard. Note: beyond this spot there are no sidewalks.
- 14 Patty Whitehouse River Overview - A sign on Glenrose Avenue leads to a new [2009] monument and path honoring a local waterfront advocate. A spectacular view of tankers on the Fore River at its widest point has been provided by the Braintree Electric Light Department.
- 15 Audubon Avenue and Arthur Street - On the way back to Watson Park, these streets offer a roller-coaster walk on the hilly topography of East Braintree, or you can retrace your steps along the river.

East Side Neighborhood walk

1.75 MILES/35 MINUTE LOOP

Each street in East Braintree has its own character. It's worth while to walk and explore the varied parts of the neighborhood.

- 16 Quincy Avenue - A main thoroughfare connects to the former Quincy Naval Shipyard, employer of 50,000, people in WWII, including many residents of Braintree.
- 17 Retirement home of Thomas A. Watson - A site on Quincy Ave. housed Watson, the co-inventor of the telephone ["Mr. Watson, come here - I want to see you."], also founder of the Fore River Shipyard.
- 18 Shaw Street - Buildings on Shaw Street date back to 1850 [116 and 119 Shaw St. are good examples].
- 19 Thayer Road - The hilltop on Thayer Road is occupied by buildings dating mostly from the 1860-1900 era.
- 20 Thayer Steps - A stairway connects the end of Thayer Road to Quincy Avenue. Across the street is Gordon Road, which leads back to the parking lot.



Fore River Riverwalk

Smith Beach

Splash pad

Watson Park

Fore River

Braintree Yacht Club

Weymouth Canoe Launch

Green-bush Station

- Parking
- Swimming
- Boat Launch
- Picnic Area
- Wetlands
- Open Space
- Trail
- Sidewalk Route

0 0.125 0.25 Miles



WATSON PARK

PLAYGROUNDS

WATSON PARK

Gordon Rd, Braintree, MA 02184, USA

[Town of Braintree: 781-794-8000](tel:781-794-8000)

Owned By: Town of Braintree

[DIRECTIONS](#)

[TRAIL MAP](#)

Watson Park is a 22-acre park on the Fore River in Braintree. It features athletic fields, a playground, and a seasonal splash pad, as well as access to the (1-mile) Monatiquot River Walk and [Smith Beach](#).

Access the 1-mile Monatiquot River Walk here. It extends in two directions from Watson Park: downstream along Lee's Way and the Francis Toland Memorial Trail to [Smith Beach](#), and upstream/across the river to the [Weymouth Landing Access Ramp](#). Most of it is crushed stone. The middle section is pavement.

FISHING ADVISORY: It's important to know that some of our freshwater fisheries are contaminated with mercury, PFAS and/or other concerning substances. The Massachusetts Department of Public Health maintains an [online database](#) with up-to-date advisories regarding fish consumption, sorted by location. We recommend you consult this valuable resource when planning a fishing excursion.

Hunting is not allowed on this property.

FEATURES

The park is named for Thomas A. Watson, who owned the Fore River Ship & Engine Company. He also helped the Town of Braintree transform the Braintree Electric Light Department from an idea into a reality (1891).

The Petersen Splash Pad is located at this park. In the summer, it is open daily from 10:00am – 7:00pm. Proof of Braintree residency is required. Children under 10 years of age must be accompanied by an adult (18 years or older), and must be supervised by that adult at all times. Only clean swim apparel may be worn at the splash pad. Children who are not toilet trained must wear tight-fitting plastic pants over a swim diaper. No animals, except for service animals, are permitted in the splash pad

area. Use of the splash pad facility is prohibited when thunder is heard or lightning is seen, including a 30-minute period after the last lightning or thunder is detected. A full listing of rules and regulations is available at [this link](#).

This land is within the region of the Massachusett (or Massachuseuk). To learn more about local Native American tribes, we encourage you to interact with their members. The [Massachusett](#) tribe at Ponkapoag shares information on its website.

TRAIL DESCRIPTION

Park in the 30-car lot at Watson Park and turn toward the water. To the left, you can walk about a half mile along the Fore River to [Smith Beach](#). The section of the River Walk known as Lee's Way winds through Watson Park. The next section, known as the Francis Toland Memorial Trail, connects to Smith Beach. Dogs and bicycles are not permitted on the Francis Toland Memorial Trail, nor at Smith Beach.

An alternative is to turn to the right. You can walk a short distance along the river to the edge of the property, which borders the Braintree Yacht Club. Then follow the trail uphill to Gordon Road and continue along the sidewalk to Quincy Ave. Turn left and follow the sidewalk across the bridge. Just behind the bus shelter at the MBTA parking lot, look for the concrete/paved trail that winds downhill, past the East Braintree/Weymouth Landing train station. It continues along Smelt Brook and the Fore River for about 0.2 miles, with benches and additional river views, to the [Weymouth Landing Access Ramp](#).

HABITATS AND WILDLIFE

Watson Park is an open, grassy athletic complex with some shade trees around its perimeter. The path toward [Smith Beach](#) extends through a more natural area, with oaks and sumac and views of the salt marsh. Please do not feed the waterfowl!

The Monaquot River rises in Braintree, at the confluence of the Farm and Cochato Rivers, within the [Braintree Municipal Golf Course](#). It flows northeast for 4.9 miles before merging with Smelt Brook to form the Fore River. The Fore River serves as the boundary between the towns of Weymouth and Braintree. It flows for about 3 miles, into Quincy, where it meets Town River, and then continues for another 2 miles into Hingham Bay. In its final few miles, the Fore River is nearly a mile wide in some places.



Map data ©2026 Google

Historic Site: No
Park: Yes
Beach: No
Boat Launch: No
Lifeguards: No
Size: 22 acres

Hours: Dawn to Dusk

Parking: On-site parking for 30 cars. Additional parking on Gordon Road.

Cost: Free

Trail Difficulty: Easy

Facilities:

Benches, trash receptacles, seasonal concession stand and restrooms, plus baseball fields, tennis courts, a basketball court, a playground and a seasonal splash pad.

Dogs: Dogs must remain on leash. Dogs are not permitted on Splash Pad. Always clean up after your dog!

Boat Ramp: No

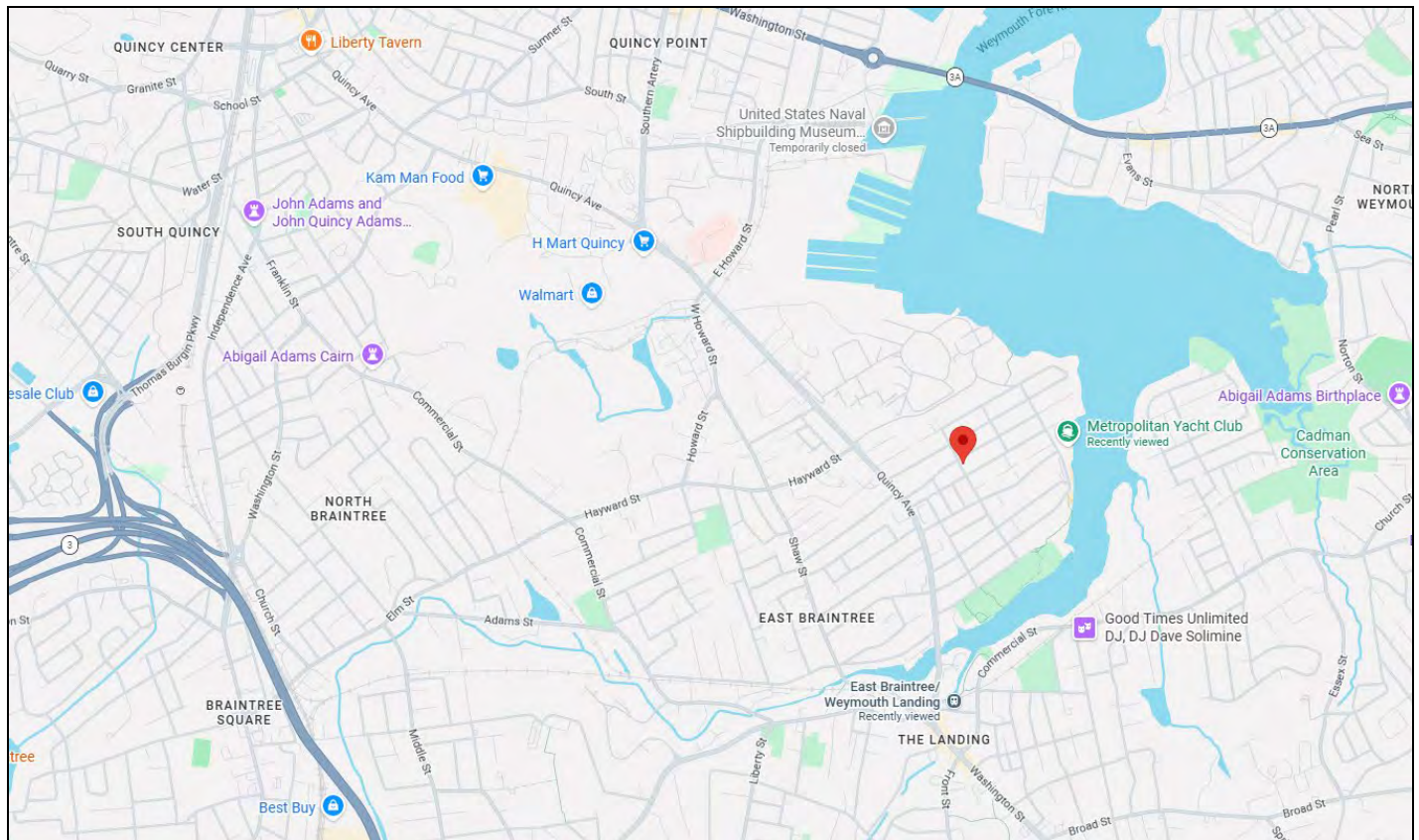
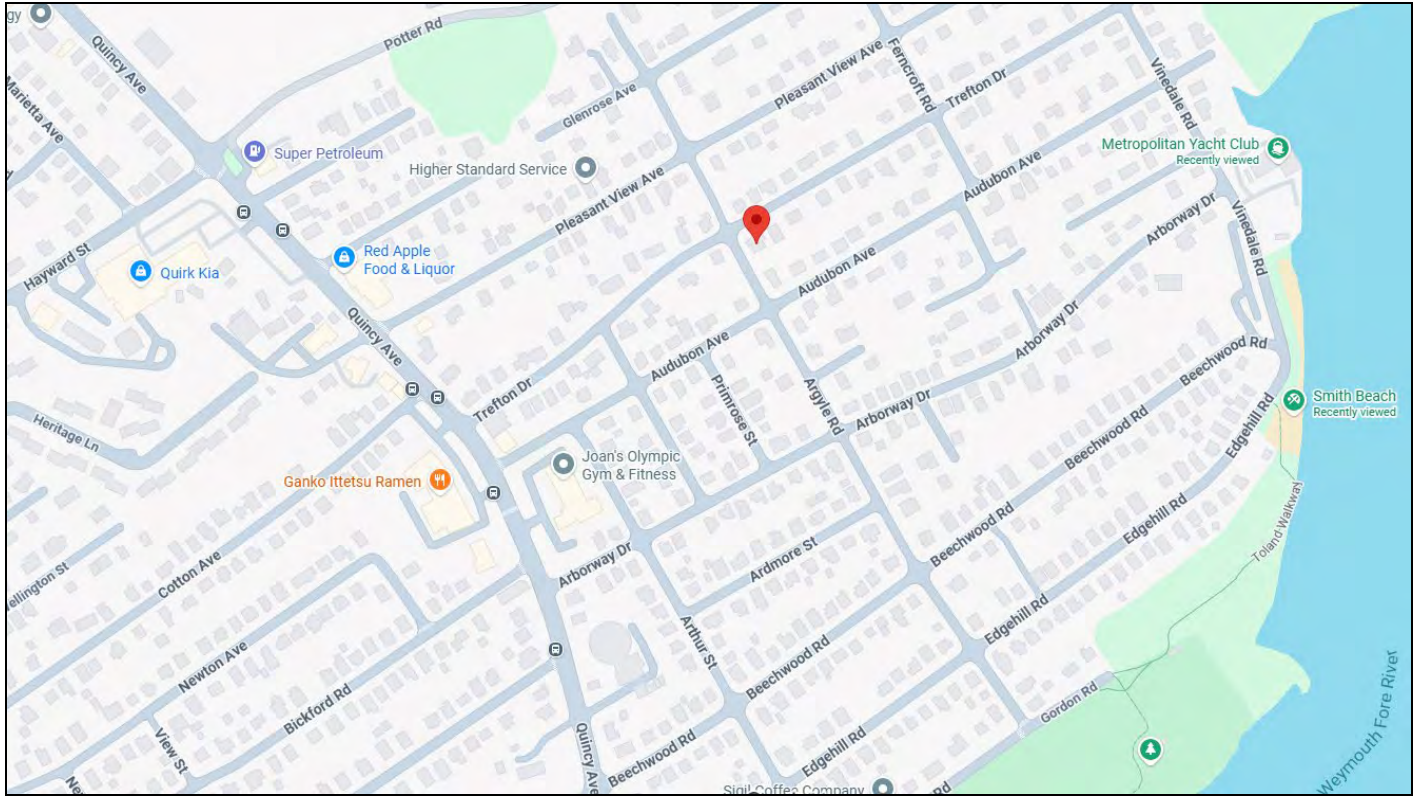
ADA Access: Yes

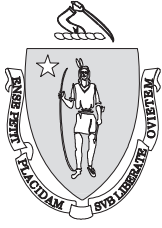
Scenic Views: Yes

Waterbody/Watershed: Fore River

MAP

67 TRETTON DR., BRAINTREE, MA





The Commonwealth of Massachusetts

Executive Office of Health and Human Services

Department of Public Health

Bureau of Environmental Health

250 Washington Street, 7th Floor

Boston, MA 02108

(800) 532-9571 / (617)-624-5757

CHILDHOOD LEAD POISONING PREVENTION PROGRAM (CLPPP) PROPERTY TRANSFER LEAD PAINT NOTIFICATION

Under Massachusetts and federal law, this notification package must be given to prospective purchasers of homes built before 1978. This package must be given in full to meet state and federal requirements. It may be copied, as long as the type size is not made smaller. Every seller and any real estate agent involved in the sale must give this package before the signing of a purchase and sale agreement, a lease with an option to purchase, or, under state law, a memorandum of agreement used in foreclosure sales. Sellers and agents must also tell the prospective purchaser any information they know about lead in the home. They must also give a copy of any lead inspection report, risk assessment report, Letter of Compliance or Letter of Interim Control. **This package is for compliance with both state and federal lead notification requirements.**

Real estate agents must also tell prospective purchasers that under the state Lead Law, a new owner of a home built before 1978 in which a child under six will live or continue to live must have it either delead or brought under interim control within 90 days of taking title. This package includes a check list to certify that the prospective purchaser has been fully notified by the real estate agent. This certification should be filled out and signed by the prospective purchaser before the signing of a purchase and sale agreement, a lease with an option to purchase or a memorandum of agreement used in a foreclosure sale. It should be kept in the real estate agent's files. After getting notice, the prospective purchaser has at least 10 days, or longer if agreed to by the seller and buyer, to have a lead inspection or risk assessment if he or she chooses to have one, except in cases of foreclosure sales. There is no requirement for a lead inspection or risk assessment before a sale. A list of private lead inspectors and risk assessors licensed by the Department of Public Health is attached and can also be found on the Childhood Lead Poisoning Prevention Program's website at www.mass.gov/dph/clppp.

Sellers and real estate agents who do not meet these requirements can face a civil penalty of up to \$1,000 under state law; a civil penalty of up to \$10,000 and possible criminal sanctions under federal law, as well as liability for resulting damages. In addition, a real estate agent who fails to meet these requirements may be liable under the Massachusetts Consumer Protection Act.

The property transfer notification program began in 1988 and has been very successful. It provides information you need to protect your child, or your tenants' child, from lead poisoning. Massachusetts has a tax credit of up to \$1,500 for each unit delead. There are also a number of grants and no-interest or low-interest loans available for deleading. It's up to you to do your part toward ending lead poisoning.

PLEASE TAKE THE TIME TO READ THIS DOCUMENT. LEAD POISONING IS THE NATION'S LEADING ENVIRONMENTAL HAZARD AFFECTING CHILDREN. DON'T GAMBLE WITH YOUR CHILD'S FUTURE.

CLPPP Form 94-2, 6/30/94, Rev. 2/03, Rev. 10/09

**NOTIFICATION PACKAGE WILL BE SUPPLIED
TO THE AUCTION BUYER OF THIS PROPERTY**



**THANK YOU FOR REVIEWING THE ENTIRE
PROPERTY INFORMATION PACKAGE. WE
LOOK FORWARD TO SEEING YOU AT THE
AUCTION. IF YOU HAVE ANY QUESTIONS
PLEASE DON'T HESITATE TO CONTACT US.**



**Justin Manning, CAI, AARE
President**

Phone: 800-521-0111

Fax: 508-362-1073

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