

1,120± SF 3 BR CAPE WITH 1-CAR GARAGE

28 Wingate Rd, Hyde Park (Boston), MA

Readville Neighborhood Close to Public Transportation

Selling to the Highest Bidder, Regardless of Price



Open House: Wednesday, November 13 (11am-1pm)



ABSOLUTE AUCTION

On Behalf of the Estates of David G Moran & Mary A Moran

Wednesday, November 20 at 11am On-site

3± blocks from Camp Meigs Playground with easy access to Readville MBTA Station. Close to Blue Hills, Neponset River & Stony Brook Reservations.

Assessed Value (2024): \$467,300

Site Area: 0.13± acres with fenced back yard

Frontage: 37± ft arc on Wingate Rd cul-de-sac, 120± ft on Wolcott St

Parking: Paved drive & 240± ft, detached 1-car

Gross Building Area: 2,472± sf

Gross Living Area: 1,120± sf

House: 3 BR, 1 BA Cape built circa 1940, enclosed porch

Basement: Full, unfinished

Attic: Partially finished with stair access

Heat: Forced hot water, 1 fireplace

Siding: Vinyl, brick facade

Assessor's Parcel ID: 18-09816-000

Deed Ref: Suffolk County 18513/121

Zoning: R1

Terms of Sale: 10% certified deposit of which \$15,000 in certified or bank check at the auction & remainder by 4pm ET on Friday, November 22, 2024. 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.

JJManning

AUCTIONEERS

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

JJManning.com

800.521.0111

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



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