



SAMPLE PORTFOLIO
LUXURY HOMES



300 Bridge St. S. Hamilton, MA

Last List: \$3,000,000

Tax Assessment: \$2,475,300

Zoning: RA – Residential Agricultural

Site: 10.26± acres with pool, tennis court, parterre garden & more

Building Area: 21,986± sf. GBA, 14,938± sf. GLA with 5,376± sf. full basement

Bedrooms: 9 per Assessor

Baths: 6 full, 2 half per Assessor

Features: Fine period detail, walls of casement windows, grand central stair-case, hardwood floors, fireplaces, sun-room, library, ballroom, tennis court & more

Parcel ID: 58//47/A/A

Open Houses: (11am-1pm)

Friday, August 27

Thursday, September 2



14,938± sf. Brick Mansion on 10.26± Acres

Historically known as “Brakenside Estate”, this lender owned circa 1898 landmark Colonial near the intersection of Bridge & School Streets is mid-renovation with numerous updates since late 2018. Bedroom, bath & living area counts are per Assessor & may vary. Desirable area near Harvard Polo, Theological Seminary & the Myopia Hunt Club with easy access to Routes 1, 1A, 22 & I-95.



JJ Manning

— AUCTIONEERS —

Property Info., Drone Video, Photos, Plans,
Broker Registration & Full Terms at:

www.JJManning.com

800.521.0111

REO AUCTION: Thursday, September 9 at 11am On-site

2.74± Acre Luxury Oceanfront Estate

6,417± sf. Home, 3-BR Guest House, Detached 3-Car Garage & Converted Boat House, Custom Pool, Tennis Court, Golf Practice Area & Private Dock



33 Bay Street, Watch Hill (Westerly), RI



Gated property on Block Island Sound cove with spectacular panoramic views of Little Narragansett Bay to Napatree Point offers easy access to town & Rt. 1A by paver drives from Pawcatuck Ave. or Bay St.

Site amenities include a detached 3-car garage, full tennis court, golf practice area with hole & putting green, in-ground heated pool with custom water slide, hot tub, 100± ft. concrete pier/dock for deep water access

Main House: 6,417± sf. GLA 3-story built in 2005 to hurricane specs with custom finishes, nautical appointments, 6± BR per Assessor, 7 full & 2 half BA, 4-stop elevator, 2-level master, gourmet kitchen & pantry, wine cellar, 2,781± sf. full basement, security system, high-end HVAC, 400 amp. electric, whole property capable generator, wrap-around porch, 1,906± sf. patio

Guest House: 2,590± sf. 2-story built c. 1900 & updated with 3BR, 3BA, cathedral ceilings, heat, a/c, 925± sf. unfinished basement, full balcony deck

Boat House: Waterfront stone building converted to a family room with heat, a/c, water

Utilities: Town water, private septic, gas, electric

Parcel ID: 179/11

Bidder Property Tour:
Saturday, February 29 (11am-2pm)

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Property Information, Photos & Full Terms at:

www.JJManning.com

800.521.0111

By Order of the State of
CT Bankruptcy Court

AUCTION: Sat., March 7 at 11am On-site

New Custom Built 3,400± sf. Ocean View Home

4 Bedrooms, 3 Full & 2 Half Baths on .26± Acres

In Gateway Isles Neighborhood with Ocean Access via Parker's River

152 Pawkannawkut Dr.
South Yarmouth, MA



Gateway Isles HOA has saltwater entry on Parker's River with open access to Nantucket Sound & r-o-w for easy access to South Shore Drive beaches

Design: Freshly built 3-story Nantucket-style contemporary with living areas on the top floors plus 4 porches to maximize views will be sold subject to a final Certificate of Occupancy with the buyer responsible for providing their own appliances

Features: Quality finish & fine details include beautiful tile, woodwork, hardwood floors, granite counters, Kohler fixtures, Andersen windows, gas fireplace, central a/c, outdoor shower, 2nd fl. Master suite, 3rd. fl. great room & more

Parking: Attached, 2-car garage w/ high ceilings & transoms, int. stair to house, mechanicals closet, crawl space access, gravel/shell drive for 4± cars

Utilities: Town water, private Title 5 Septic, electric, gas

FEMA Flood Zone: Barnstable Cty. - AE (Panel 25001C0589J 7/16/14)

Zoning: R25

Parcel ID: 25-52

Site: .26± acre corner lot with lawn, new plantings, sprinklers

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Info., Virtual Tour, Plans, Broker Reg. & Full Terms at:

www.JJManning.com

800.521.0111



Open House: Sunday, August 6 (12-2pm)



Cape Cod National Seashore ~ Separation Forces Sale

Oceanfront Beach House

1,850± sf. 3-BR, 3-BA Furnished w/ Guest House

740 Ocean View Drive
(Cape Cod)
Wellfleet, MA

“Sea Cliff” sits on a bluff with spectacular sunrises & panoramic views of the Atlantic Ocean. Prime location in an area of exclusive homes within the National Seashore offers serenity & wildlife in one of the most beautiful natural settings imaginable. For year-round living or weekend getaways, this is the perfect spot for an active lifestyle with swimming, sailing, fishing, biking the rail trail & more.

Open House: Sunday, October 18th (11am-1pm)

AUCTION: Fri, October 23rd at 2pm

Bid Live
On-Site or
Online

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Property Information, Photos & Full Terms at:

www.JJManning.com

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HISTORIC ABBOT ESTATE

32 Main St, 1 Graniteville Rd, 3 & 5 Randolph Cir, Westford, MA

7,936± sf 9± BR Home, Barn, Carriage House & Garage
3.84± Acres with Olmstead Design Landscape



Property Tour: Wednesday, March 5 (11am-1pm)



Easy access to Routes 110, 128 & I-495



AUCTION: Wed, March 12 at 11am On-site



Built in 1891 for Abiel Abbot of Abbot Worsted Co., this 2.5-story shingle-style Victorian home with dormers, balconies, gracious open & screened porches is one of the most impressive homes in town. Abiel's widow, Alice Abbot, owned the house until the 1970's. Lovingly renovated by the current owners to retain & enhance historic character while adding style-appropriate luxury amenities, the property has been impeccably maintained as a landmark showplace befitting its architectural significance.

Fine interior period detail includes a central staircase, high ceilings, wainscoting, crown moldings, window seats, 8± fireplaces, hardwood floors, linen closets, pocket doors & a butler's pantry. See Property Info Package for over \$1 Million in improvements undertaken since 2005 including fully renovated kitchen & baths, new Master BA in 2020, heating & air conditioning systems, security, lighting, new roof & siding in 2017 plus much more.

The stunning landscaped grounds are an inspired recreation from a circa 1900 Olmstead plan featuring formal gardens, rolling lawns, stonewalls & a sweeping drive with ample parking. Outbuildings include a detached 4-bay garage as well as a historic barn & carriage house offering a myriad of possibilities including those under 2024 MA law regarding by-right ADU's in single family neighborhoods. Close to the town common near conservation, stables, highly-rated schools, museums, sporting club & Nashoba Valley Ski Area.

Tax Assessed Value (2024): \$2,885,600

Site Area: 3.84± ac (167,270± sf)

Assessor's Parcel IDs: 059-0007-0010, 059-0007-0011, 059-0007-0012, 059-0008-0000

Zoning: RA

Gross Building Area: 13,188± sf per Assessor

Gross Finish Area: 7,936± per MLS

Bedrooms: 9, some currently in use for office & other purposes

Baths: 4 full, 2 half

Basement: 3,138± sf partially finished with 513± sf game room

Water: Town

Septic: Private, 9-BR, Title 5 inspection 10/15/23

See Info Package: For improvements, room layout, systems, landscape, history & more

Terms of Sale: 10% certified deposit of which \$75,000 in certified or bank check at the auction & remainder by 4pm ET on Friday, March 14, 2025. 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.

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

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800.521.0111

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



MA Auc Lic 111 • MA Broker Lic 5850
Brochure 1823 • Ref 25-2092

WESTPORT, MA

**11,880± sf Residential Retreat
on 12± Private Acres
Theater, Pool & Tennis/Basketball
2 Parcels in the Entirety**

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AUCTION

Thursday, August 15 at 11am On-site

Open House: Thursday, August 8 (11am-1pm)

11,880± sf 5 Bedroom Luxury Home on 12± Acres

**Offers 1st Floor Master Suite, Office, Theater, 4-Season Room
Resort-like Amenities with Pool/Spa, Play Areas, Tennis/Basketball
2 Subdivided Parcels Includes Separate Development Lot**

Sale Due to Relocation

33 Moniz Dr & 0 American Legion Hwy (Rt 177), Westport, MA

AUCTION: Thursday, August 15 at 11am On-site

Open House: Thursday, August 8 (11am-1pm)

AUCTION: Thursday, August 15 at 11am On-site

Open House:
Thursday, August 8 (11am-1pm)

RE Tax Assessment: \$2,574,100

Outdoor: 800± sf saltwater heated pool with stone waterfall, spa, pool/storage building with half BA & shower/changing room, front farmers porch, deck with pergolas, fire pit, patios, rock garden, lawns, play areas, lit tennis/basketball court, sprinklers

Indoor: Open layout for entertaining, 4-season room with grill kitchen, home theater, game room, exercise/guest room, workshop

Design: 11,880± sf custom Colonial built 2008-2010 with vinyl & stone exterior, 3 floors living space plus walk-up attic

Bedrooms: 5

Baths: 4 full, 2 half (1 each in main house & pool house)

Features: Hardwood & tile floors, custom cabinetry, granite counters, coffered ceilings, crown molding, hi-speed internet & surround sound ready, oversize dumbwaiter from lower level to 1st floor, central vac, intercom, security system, easy layout to facilitate future addition of elevator

Walkout Lower Level: 2-car garage, family room, billiard room, play area, hobby/craft room, exercise/guest room, home theater, storage & mechanicals, BA with shower

1st Fl: Grand foyer, master BR suite with airjet tub & shower, office, sitting area, great room, living room with gas fireplace, dining room, half BA, kitchen with large island – pantry – eating area with panoramic view of grounds, laundry & utility rooms

2nd Fl: 4 BR with walk-in closets (3 with 2, 1 with 3), 2 linen closets, 2 full BA

HVAC: Natural gas / radiant heat, central a/c

Water: Private, 2 wells

Sewer: New 2024, private Title 5

Driveway: Gated with ample parking crosses r-o-w easement between the 2 lots

Parcel IDs: 21-2C-0 & 21-31-0

Zoning: R1

See Property Info Package:

Subdivision, building, floor & septic plans; renovations



12± acres includes 1.38± acre subdivided lot offering privacy, opportunity for proximate family/guest/staff dwelling & more. Near schools, shopping, houses of worship, conservation, golf, marina, etc. Off Route 177 with easy access to Routes 6, 24 & 1-195. 12± miles to Horseneck Beach, 18± miles to Newport, within 30± miles of Providence & TF Green Airport, 35± miles to Cape Cod.



**33 Moniz Dr &
0 American Legion Hwy (Rt 177)
WESTPORT, MA**

Terms of Sale: 10% certified deposit of which \$75,000 in certified or bank check at the auction & remainder by 4pm ET on Friday, August 16, 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 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

ABSOLUTE AUCTION: Thursday, August 12 at 11am On-site

7,000± sf. 4± Bedroom* Home on 1.86± Acres

*1 Unfinished Plus Bonus Space for Easy Expansion

RE Tax Assessment: \$1,291,200

Site: 1.86± acres on cul-de-sac across adjacent Assessor's parcels with invisible fence & 2 curb cuts

Design: 2-story luxury home with custom Mediterranean touches features unfinished areas on 2nd floor for easy completion of 4th BR & bonus living space

Features: Hardwood floors, 2 gas fireplaces, central vac, 3 sets of washers/dryers, advanced security system, 400 amp electric, automatic 12kw generator, 600-gallon underground propane tank

Gross Area: 13,255± sf.

Gross Living Area: 6,764± sf. plus 720± sf. rec room per Assessor

***Bedrooms:** 3 finished, 1 unfinished

Baths: 4 full, 2 half

1st Fl.: 4,189± sf. with kitchen, breakfast room, dining room, great room, master suite with reading room, 4-season room

2nd Fl.: 1,544± sf. & 629± sf. upper story with 2 finished BR, 1 unfinished BR, family room, home office, bonus room

Attic: 1,005± sf. with 402± sf. of finished area

Basement: 2,893± sf. with 720± sf. finished rec room

Garage: 840± sf. attached, 3-car

HVAC: Oil-fired hot water heat, radiant in 4-season room, central a/c

Water: Town

Sewer: Private, 4-BR Title 5

Legal Ref.: Bristol County S. 6405/252

Parcel IDs: 29/59/11&12

Zoning: SRB

Terms of Sale:

10% deposit of which \$75,000 must be presented in certified or bank check at the auction. Remainder of the 10% deposit in wire transfer, certified or bank check by 4pm ET on Friday, August 13, 2021. Balance in 45 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.

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.



5 Mystic Dr. & 7 Highbridge Ln.,
S. Dartmouth, MA

Selling in Entirety to the Highest Bidder, Regardless of Price

Open House: Friday, August 6 (11am-1pm)



In "Highbridge Farm Estates", a 10± lot enclave of luxury homes off Bakerville Rd., offering privacy & convenience. Impeccably maintained property built in 2005 is ideally suited for entertaining with a gourmet kitchen, great room, 4-season room with 9-person hot tub & infrared sauna surrounded by 3 walls of sliders to wrap-around deck, patio & gazebo.

Within 5 miles of resident's only Round Hill Beach on Buzzards Bay, golf, conservation, Appongansett Park & Padanaram Harbor with easy access to Routes 6 & I-195. 7± miles to New Bedford, 17± miles to Fall River & 34± miles to Providence, RI.

Buyer's Broker Terms:

Up to 2% Broker Commission Offered. Visit www.JJManning.com, mandatory broker pre-registration requirements.

Auctioneer's Disclaimer:

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ABSOLUTE AUCTION

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



REF 21-1932
BRO 1723
MAAUC LIC 3184
MA BROKER LIC 5850

Selling to the Highest Bidder, Regardless of Price

S. DARTMOUTH, MA
7,000± sf. Luxury Home
Built in 2005 on 1.86 Acres

Thursday, August 12 at 11am On-site

Open House: Friday, August 6 (11am-1pm)

ABSOLUTE AUCTION

To Facilitate West Coast Relocation

**5 Mystic Dr. & 7 Highbridge Ln.,
S. Dartmouth, MA**

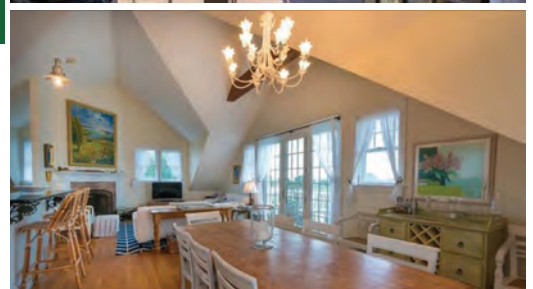
7,000± sf. 4± BR Luxury Home
With 3-Car Garage on 1.86± Acres
Thursday, August 12 at 11am On-site

Selling in Entirety to the Highest Bidder, Regardless of Price

Open House: Friday, August 6 (11am-1pm)

Commissioner's Sale at Public Auction

Friday, October 22 at 12pm On-site



15 Wigwam Rd., (Madequecham) Nantucket, MA

2,564± sf. 3-BR Ocean View Home

440± sf. Guest Studio over 2-Car Garage

1.2± Acre Retreat with Pool & Spa

Enjoy Island living on Wigwam Rd., a private neighborhood oasis of 35± mostly developed higher-end properties featuring sunrise-to-sunset views across acres of surrounding conservation land to the Atlantic Ocean where it meets one of the South Shore's most secluded & spectacular sand beaches.

Main House: (Built 1998) 2,564± sf. 3-BR home in an "upside-down" layout to maximize views with 2nd fl. deck & 1,076± sf. wrap-around porch

2nd Fl.: Features 576± sf. open living, dining, kitchen area with wood floors, fireplace, vaulted ceilings, deck access & panoramic views

1st Fl.: 1,088± sf. 3-bedrooms including master suite, all with wood floors

Lower Level: 1,088± sf., 900± sf. finished with wine cellar & game rooms, unfinished mechanicals area

Studio/Garage: (Built 2003) 440± sf. 1-BR, 1-BA guest studio with wood floors & balcony above a 2-car garage & 176± sf. porch

Water & Sewer: Private

Parcel ID: 77-5-8

Open House:
Thursday, October 14 (12-2pm)

Terms of Sale:

10% certified deposit of which \$125,000 by certified or bank check at the auction & remainder of 10% by 4pm on Thursday, 10/28. Balance in 30 days. Other terms, in the Property Information Package & announced at the sale. All information derived from reliable sources believed correct, but not guaranteed. Buyers shall rely entirely on their own judgment & 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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179 Old King's Hwy, Yarmouth Port, MA 02675



MA Auc Lic 3184 • Brochure 1735 • Ref 21-1943

“The Haven” at Vineyard Heights in “Ballymeade Estates” 10,000± sf. Ocean View Luxury Home



**New Construction ~ 5-Bedrooms ~ Carriage House
Attached Carriage House with 3-Car Garage**



Last List: \$2,495,000
RE Tax Assessment: \$2,745,700
Site: .67± acres
Parking: Attached 3-car garage, paved drive
Floor Plans: See Property Information Package
Systems: Irrigation, central vacuum, 7-zone hydro-air, central a/c, security
Water: Town
Sewer: Private, Title V septic

Potential:
Awaiting completion by new owner - engineered for a 4-stop elevator, wired for custom a/v system & smart home lighting, full unfinished walk-out basement wired and rough plumbed for a future home theater and bath, lawn area for an in-ground pool, private Carriage House suite 90% complete
Parcel ID: 15.03.015.003A

**102 Highwood Lane
Falmouth, MA (Cape Cod)**

Bid Live On-Site or Online

Selling to the Highest Bidder, Regardless of Price

**ABSOLUTE AUCTION
Friday, October 18th at 11am**

Property Tour: Saturday, October 12th (11am-1pm)

Terms of Sale: 10% deposit of which \$100,000 must be presented in cash, certified or bank check. Remainder of the 10% deposit in wire transfer, cash, certified or bank check by 4pm ET on Tuesday, 10/22/13. Remainder of the 10% deposit in personal or business check. Balance in 45 days. 10% Buyer's Premium. Other terms, if any, announced at the sale.

Online Bidding Terms:

Visit www.JJManning.com, mandatory 72 hour pre-registration.

Buyer's Broker Terms: Up to 2% Broker Commission Offered.

Visit www.JJManning.com, mandatory 48 hour broker pre-registration.

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An open floor plan and 756± sf. of mahogany decks, ideal for entertaining, take full advantage of spectacular panoramic ocean vistas of Buzzards Bay across a portion of the neighboring 300± acres of town owned conservation land.

From the gracious foyer with compass rose inlay and sweeping central spiral staircase to the wood-paneled library with coffered ceiling, custom details abound. 1st and 2nd floor master suites, 27' x 49' great room with wet bar, chef's kitchen, gas fireplaces, and marble bathroom floors are just a few of the luxury amenities included in this Cape Cod dream home.

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Property Info., Photos, Broker Reg. & More at:

www.JJManning.com

800.521.0111



“The Haven” at Vineyard Heights in “Ballymeade Estates”

10,000± sf. Ocean View Luxury Home

New Construction ~ 5-Bedrooms ~ Carriage House



102 Highwood Lane
Falmouth, MA
(Cape Cod)

Bid Live On-Site or Online

Selling to the Highest Bidder, Regardless of Price

ABSOLUTE AUCTION
Friday, October 18th at 11am

Property Tour: Saturday, October 12th (11am-1pm)

Year-round resort living in a premier gated 36-hole golf community featuring the private course at “The Golf Club of Cape Cod” and semi-private course at “Ballymeade Country Club.” Enjoy magnificent views across adjoining conservation land to Buzzards Bay. Just 10± miles from the Bourne Bridge, and 65± miles from Boston & Providence with easy access to Mashpee Commons, marina, beaches, and more.

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Property Info., Photos, Broker Reg. & More at:

www.JJManning.com

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Falmouth (Cape Cod), MA
“Ballymeade” Ocean View Home

Selling to the Highest Bidder, Regardless of Price

ABSOLUTE AUCTION

Bid Live On-Site or Online

Friday, October 18th at 11am

Open House: Saturday, October 12th (11am-1pm)

10,000± sf. Ocean View Home
New Construction ~ 5-Bedrooms ~ Carriage House
“Ballymeade” Gated Golf Community



102 Highwood Lane
Falmouth, MA
(Cape Cod)

Bid Live On-Site or Online

Selling to the Highest Bidder, Regardless of Price

ABSOLUTE AUCTION

Friday, October 18th at 11am

Property Tour: Saturday, October 12th (11am-1pm)

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www.JJManning.com

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

MA Lic 3184

Bro 1489

Ref 13-1521



There is no better time to auction your real estate than in an escalating market. Contact JJManning Auctioneers today!



Oceanfront Home on 1.57± Acres

14 Rouse Road
Eastern Point
(Gloucester), MA

Perfect location to enjoy this 2-story contemporary Colonial built in 1985 or to create your own unique home.



Bid Live On-Site or Online

AUCTION: Saturday, June 21st at 11am

Open House: Saturday, June 14th (11am-2pm)



Re Tax Assessment:
\$1,707,600
Zoning: R1
Driveway: Paved, 6± car
Gross Building Area: 4,029± sf.
Gross Living Area: 2,358± sf.
1st Fl.: 1,191± sf. – foyer, living room, dining room, sitting room, kitchen, office/bonus, bath
2nd Fl.: 1,167± sf. - 3 bedrooms including 18' x 13' Master, 2 baths, laundry
Basement: Full, walk-out with 32' x 15' family room, mud room, 2-car garage
Security: Security system
Heat: Electric baseboard
Water: Town
Sewer: Private, Title V
Parcel ID: 137-33

Terms of Sale
10% deposit of which \$50,000 must be presented in cash, certified or bank check at auction. Remainder of the 10% deposit in wire transfer, cash, certified or bank check by 4pm ET on Tuesday, 6/24/14. Balance in 45 days. 10% Buyer's Premium. Other terms, if any, announced at the sale.

Online Bidding Terms & Buyer's Broker Terms
Up to 2% Buyers Broker Commission Offered. Visit www.JJManning.com for details & mandatory pre-registration requirements.

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800.521.0111



Eastern Point

Oceanfront Home on 1.57± Acres

14 Rouse Road
Gloucester, MA

Bid Live On-Site or Online

AUCTION: Saturday, June 21st at 11am

Open House: Saturday, June 14th (11am-2pm)

This south facing home combines open living spaces with 570± sf. of balconies and decks to maximize spectacular panoramic views of the Atlantic Ocean as it meets miles of majestic coastline in the exclusive Eastern Point area. A birdwatcher's paradise set close to the yacht club and Brace Cove Beach, within 5 miles of the commuter rail station.

JJ Manning
AUCTIONEERS

Property Info., Virtual Tour, Broker Reg. & More at:

www.JJManning.com

800.521.0111

Eastern Point

Gloucester, MA

Oceanfront Home

2,358± sf. on 1.57± Acres

AUCTION: Sat., June 21st at 11am

Bid Live On-Site or Online
Open House: Saturday, June 14th (11am-2pm)

JJ Manning
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www.JJManning.com

800.521.0111

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

MA Co. Lic 3184
BRO 1512
Ref 14-1573

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f t e i n

Oceanfront Home

2,358± sf. 3-Bedroom, 3-Bath
On 1.57± Acres with Spectacular Views

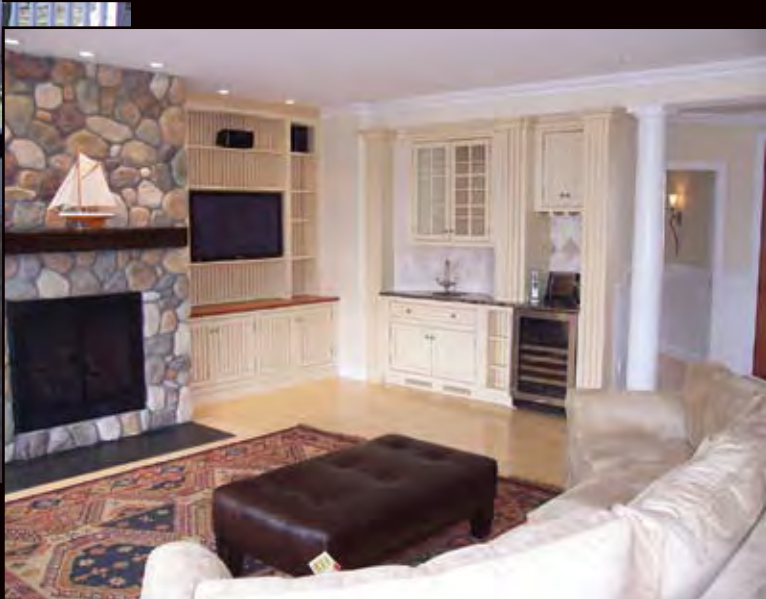
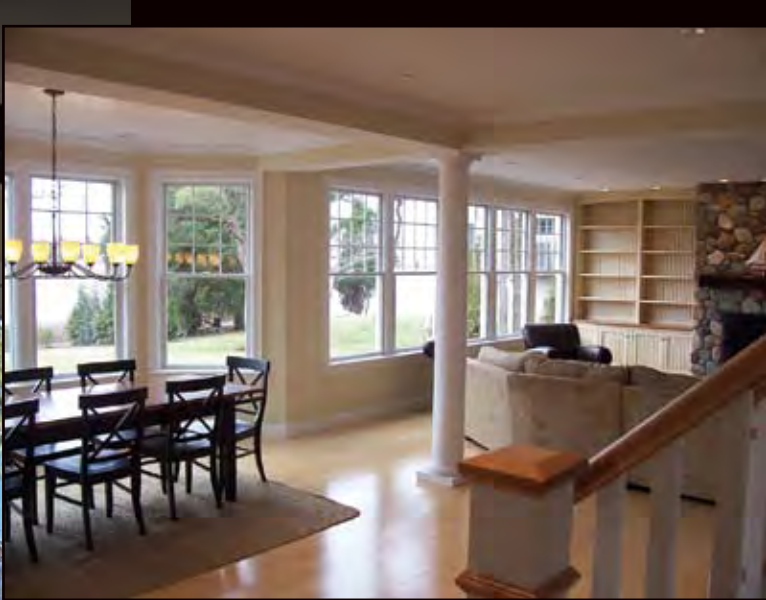
14 Rouse Road

Eastern Point (Gloucester), MA

Bid Live On-Site or Online

AUCTION: Saturday, June 21st at 11am

Open House: Saturday, June 14th (11am-2pm)



161 Jefferson Road Gray Gables Village Bourne, MA

Ref# 7-0924 ~ Bid Live On-Site & Online

AUCTION Friday, June 1st at 6pm

Open House: Sunday, May 27th (11am – 1pm)

County: Barnstable

Parcel ID / Legal Description: Map 26.1 Parcel 5 / Book 18869 Page 303

Assessed Value (2007): \$1,141,700 (Land \$386,000 & Improvements \$755,700)

RE Taxes (2007): \$7,549.60

Site Area & Zoning: .49± acres, zoned R-40

Site Description: Professionally landscaped lot with automatic irrigation system features 120± ft. of frontage on Jefferson Rd. and 120± ft. of Buzzards Bay beachfront with views of the Bay to the south and of Cape Cod Canal to the north and west.

Parking: Stone/gravel driveway leads to 2-car attached garage with arched light doors on electric openers with storage above

FEMA Map & Zones: Panel 255210 0005 (see Property Information Package for zone map)

Design & Year Built: Cape, 2005

Exterior: Cedar shingle roof and walls, Andersen Tilt-Wash windows, aluminum gutters, and a poured concrete foundation

Interior: Luxury amenities and custom features are built into every inch of this home. Fine finish details include bamboo and pine flooring, wainscoting, decorative moldings, recessed lighting, ceiling fans, upscale appliances, and a living room based sound system with speakers and controls in kitchen, dining room, and study.

Gross Living Area: 4,300± sf. (9 Rooms)

Bedrooms / Baths: 4 / 4.5, 4 full & 1 half

(Dimensions provided are approximate, rounded to the nearest foot)

Basement: 3' crawl space accessed by exterior doors

Porches & Decks: 17' x 16' partially covered entry deck is wired for sound, 15' x 64' waterside porch steps down for direct beach access, 19' x 6' waterside balcony deck off master bedroom, and 13' x 7' corner balcony deck toward the front

First Floor

Buzzards Bay views from Living Room (21' x 20') with gas fireplace and entertainment center; Formal Dining Room (16' sq.); Study (22' x 15'); state-of-the-art gourmet Kitchen (20' sq.) with high-end appliances including Jenn Air and Sub-Zero, and a Pantry; and the ground level Master Bedroom (18' x 14') suite with walk-in closet, private Bath with marble vanity, and access to the back deck. Cape Cod Canal views from the front entry Foyer (9' x 10'), Powder Room and full Bath. Back Entry Area (7' x 10') includes laundry with front-load washer and dryer, storage bench, and cubbies.

Second Floor

Buzzards Bay views from Second Floor Master Bedroom (19' x 25') with gas fireplace, 11' x 13' closet, glass door to deck; Master Bath with Jacuzzi, separate shower with rain heads and steamer, and a tumbled marble floor; Bedroom 3 (18' x 14') with access to deck; Bedroom 4 (21' x 14') with Bay and Canal views. Full Bath with Canal views and linen closet, and Hall with built-ins and glass door to corner deck.

Heat & Fuel: Gas fired forced hot air

Air Conditioning: Central A/C

Water: Town with natural gas heated hot water tank

Septic: Private, Title V

Security: Security/Alarm system with heat loss detection, flood alarm in basement crawlspace, and hard-wired smoke detectors

Fireplaces: 2 gas in living room and second floor master bedroom

Terms of Sale: 10% deposit of which Fifty Thousand Dollars (\$50,000.00) must be presented in cash, certified or bank check. Remainder of the 10% deposit in cash, wire transfer, certified or bank check by 5:00 pm EDT 6/5/07. Balance in 45 days. 10% Buyer's Premium. Other terms, if any, announced at the sale.

Online Bidding Terms: Visit www.JJManning.com. Mandatory 72 hour pre-registration.

Buyer's Broker Terms: 2% Broker Commission Offered. 48 hour broker pre-registration required. Sign up your buyers now! Full Terms and forms on website: www.JJManning.com.

Auctioneer's Disclaimer: All information contained was derived from reliable sources believed correct, but is 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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14 Units to be Sold Individually & Regardless of Price
Bid Live On-Site (Look for Signs) or Online

Units 108, 201, 204, 206, 304, 305, 306, 402, 403, 404, 405, 406, 29, 77

“The Fairways” Westchester Drive Haverhill, MA

Open Houses: Sat., Oct. 18 & Sun, Oct. 19 (12-2pm)

Auc #	Unit #	Address	On Floor #	Gross Living Area	BR	BA	Unit Style	Corner Unit	Assessor's Parcel ID	Tax Assessment
1073	108	17 Westchester Dr.	1	1,468± sf	2	2	A	Y	675-1-85	\$283,900
1074	201	20 Westchester Dr.	2	1,468± sf	2	2	A	Y	675-1-86	\$284,900
1075	204	23 Westchester Dr.	2	1,483± sf	2	2	C	N	675-1-89	\$288,900
1076	206	25 Westchester Dr.	2	1,483± sf	2	2	C	N	675-1-91	\$288,900
1077	304	33 Westchester Dr.	3	1,483± sf	2	2	C	N	675-1-97	\$288,200
1078	305	34 Westchester Dr.	3	1,370± sf	2	2	B	N	675-1-98	\$280,100
1079	306	35 Westchester Dr.	3	1,483± sf	2	2	C	N	675-1-99	\$288,900
1080	402	41 Westchester Dr.	4	1,483± sf	2	2	C	N	675-1-103	\$288,900
1081	403	42 Westchester Dr.	4	1,370± sf	2	2	B	N	675-1-104	\$280,100
1082	404	43 Westchester Dr.	4	1,483± sf	2	2	C	N	675-1-105	\$288,900
1083	405	44 Westchester Dr.	4	1,370± sf	2	2	B	N	675-1-106	\$280,100
1084	406	45 Westchester Dr.	4	1,489± sf	2	2	D	End	675-1-107	\$288,600
1085	29	9 Squaw Creek Dr.	Twnhs	2,091± sf	2	2.5	2-FL	N	675-1-29	\$338,800
1086	77	33 Hartswood Dr.	Twnhs	2,091± sf	2	2.5	2-FL	End	675-1-77	\$351,500



Absolute Auction: Saturday, October 25th at 12pm

JJManning Auctioneers is proud to offer 14 2-bedroom condominiums in “The Fairways,” a new community for active adults aged 55+ comprised of 30 garden-style units and 72 townhomes, all offering secure and maintenance-free living. The townhomes are arranged in tasteful neighborhoods and each feature 2 full and 1 half bath. Garden-style units are located in 4 floors of a mid-rise building with elevator service. Each garden-style unit features one-floor living and 2 full baths.

This lovely subdivision is centrally located just east of Haverhill County Club and south of the NH border with easy access to I-495 & I-93, approximately 30 miles from Boston, MA and Portsmouth, NH. Boston is less than 45 minutes away by MBTA commuter rail and Portland, ME is less than 1.5 hrs away by Amtrak’s Downeaster service via Wells and Old Orchard Beach. Amenities include a spacious clubhouse with kitchen, library, fitness room and a great room which is the perfect gathering spot for all the social events that take place for residents; tennis court; putting green; bocce ball court; and a beautiful in-ground pool.





Photos are representative







The Fairways: New community for active adults aged 55+ comprised of 30 garden-style units on 4 floors of a mid-rise building and 72 townhomes

Legal Reference: Southern Essex County Book 15464 Page 67

Real Estate Tax Rate (2008): \$10.52

Monthly Condo Fees: Townhomes, \$223.55; Garden-style, \$179.00

Amenities: Clubhouse with kitchen, library, fitness room and a great room perfect for entertaining; in-ground pool; putting green; tennis court; and bocce ball court

Site Description: Professionally designed and maintained rolling landscape with grass and mature plantings surrounded by acres of woods. Winding paved roads lead to each structure in the development with additional paved parking adjacent to the mid-rise building containing garden-style units.

Year Built: Townhomes, 2005 & garden-style, 2006

Buildings Feature: Maintenance free exteriors with vinyl siding, vinyl windows with double-glazed insulated glass, architectural asphalt shingles, large decks, custom detail and many luxury appointments

Water & Sewer: City

Heat: Gas fired forced hot air

Air Conditioning: Central

Terms of Sale: 10% deposit of which Ten Thousand Dollars (\$10,000.00) Per Unit must be presented in cash, certified or bank check. Remainder of the 10% deposit in wire transfer, cash, certified or bank check by 5pm ET on Wednesday, October 29, 2008. Balance in 45 days. 10% Buyer's Premium. Other terms, if any, announced at the sale.

Online Bidding Terms: Visit www.JJManning.com, mandatory 72 hour pre-registration.

Buyer's Broker Terms: 2% Broker Commission Offered. Visit www.JJManning.com, mandatory 48 hour broker pre-registration.

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Property Info Package, Virtual Tour & Terms at:
www.JJManning.com
800.521.0111

Oyster Harbors ~ Cape Cod

Newly Constructed 2009 Luxury Home

5 Bedrooms/5 Full Baths en suite & 3 Half Baths
8,046± sf. finished plus 4,000± sf. in basement with 10’ ceiling

Fronting on 14th Fairway of the Oyster Harbors Club
1± Acre with Heated In-ground Pool
Deeded Dock & Beach Rights

Oyster Harbors is an exclusive resort community on Osterville Grand Island set within Cape Cod Bay in the Barnstable village of Osterville. The gated island is easily accessible by car and features the top-rated Oyster Harbors Club private golf course, surrounded by distinctive homes arranged within an Olmsted Brothers’ landscape. The home’s well-placed common areas, decks, and pool provide wonderful opportunities for entertaining and relaxation. Deeded rights to a nearby deep water dock and beautiful Cotuit Bay beach complement an active lifestyle.

179 Pineleigh Path Osterville (Barnstable), MA

Property Appraisal (2006):
\$4.4 Million

Site: 1± acre off Oyster Harbors Club 14th fairway, professionally landscaped with sprinkler system

Pool: 20’ x 40’ in-ground heated pool with 8’ diameter spa

Garages: 3-car & golf cart, both attached

Exterior: Pella windows, grey-stained cedar shingle siding, red cedar shingle roof with copper runners

First Floor: Foyer; living room with fireplace; dining room with butler’s pantry; custom kitchen with Sub Zero & Viking appliances, honed Carrera marble counters, black granite top island, breakfast room & pantry; family room with fireplace; study/library with fireplace; master bedroom suite with 2 walk-in closets, covered deck & private bath with separate shower & air tub; 2 half baths

Second Floor: 4 bedrooms & 4 full baths en suite; lounge; laundry room; half

bath; 628± sf. bonus room over garage; storage; stair to attic

Third Floor: 832± sf. unfinished with golf course views

Basement: Full, unfinished, ideal for home theater, gym, wine cellar

Ceilings: 10’ (1st floor & basement) & 8’7” (2nd floor)

Fireplaces: 4, 2 each gas & wood burning

Features: Hardwood floors, fully wired audio/video, security system

Decks: 2, master bedroom & screened off family room with fireplace

Porch: Off 2nd floor lounge

Heat: Hydro Air system, 2 high-efficiency boilers, in-ground propane tank

Air Conditioned: Central, 6-zone

Water: Town

Septic: Private Title V

Parcel ID: Barnstable 071/001/008

Title Cert.: #1811339 (10/13/2006)

Zoning: RF-1 Residential



Developer’s Auction: Saturday, June 27th at 11am

Property Tours*: Sunday, June, 14th & Saturday, June 20th (11am-1pm)
**48-hour Advance Reservation Required*
Bid Live On-Site or Online



Terms of Sale: 5% deposit of which One Hundred Thousand Dollars (\$100,000.00) must be presented in cash, certified or bank check at the auction. Remainder of the 5% deposit in wire transfer, cash, certified or bank check by 5pm ET on Wednesday, July 1, 2009. Balance in 45 days. 5% Buyer’s Premium. Other terms, if any, announced at the sale.

Online Bidding Terms & 2% Buyer’s Broker Commission Terms:
Visit www.JJManning.com for details & mandatory pre-registration requirements.

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5 Luxury Condominiums



Units Offered Individually & In Entirety

AUCTION: Fri, September 3rd at 11am On-site

120 Seaver St. Units D101, D102, D301, E101, E200 Brookline, MA

	Unit D101	Unit D102	Unit D301	Unit E101	Unit E200
Unit Area	2,393± sf.	3,339± sf.	4,693± sf.	3,460± sf.	4,830± sf.
Location	1st flr, end	1st flr, end	3rd flr, penthouse	1st flr, end	2nd flr, end
# of Rooms	6±	7±	8±	8±	8±
Bedrooms	2 (+ den)	2 (+ den)	3	3	3
Baths	3 full	2 full & 1 half	5 full & 1 half	3 full & 1 half	4 full & 1 half
Other Rooms	living, family, kitchen, dining	living, family, kitchen, dining, library	living, family, kitchen, dining, office	living, family, kitchen, dining, study	living, family, kitchen, dining, study
Outdoor Space	loggia	loggia	4 patios	terrace	2 terraces
Garage Parking	2± spaces	2± spaces	3± spaces	2± spaces	2± spaces
Parcel ID	250/10-34	250/10-35	250/10-38	250/10-40	250/10-41

For informational purposes only, accuracy of chart data not guaranteed.



Terms of Sale: The certified deposit specified must be presented in cash, certified or bank check at this Mortgagee's Foreclosure Auction as follows: **Individually** - \$75,000 certified deposit per unit or **In Entirety** (5 Units together) - \$250,000 certified deposit. Balance in 30 days. 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 & 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. Aerial image purchased from Terraserver.com.

The entire Fisher Hill neighborhood was designed by renowned landscape architect, Frederick Law Olmstead, to create a picturesque haven encircled by curved and tree-lined roads that would offer privacy and convenience to each residence. Fisher Hill is in a prime location just north of Rt. 9 and 1 mile west of Brookline Village.

"Longyear at Fisher Hill" is a gated community which captures the turn-of-the-century elegance of its 8± acre historic Longyear Estate setting while offering outstanding luxury and modern amenities. The sweeping grounds, gardens, and mature plantings of the original landscaping plan have been preserved and improved.

43 residences have been strategically placed throughout the restored grand stone mansion and 4 additional buildings designed in keeping with the existing structure, portions of which date to the 1890's. The residences feature optimal views and privacy with large rooms, high ceilings, tall windows, fireplaces, private terraces, elevator access, and indoor parking. Units included in the auction are in Building E (the Manor) and building D which are both adjacent to the wonderful original swimming pool. **Do not miss this unparalleled opportunity to own one or more of these remarkable residences.**

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or call 800.521.0111





3 Onawa Lane



5 Onawa Lane



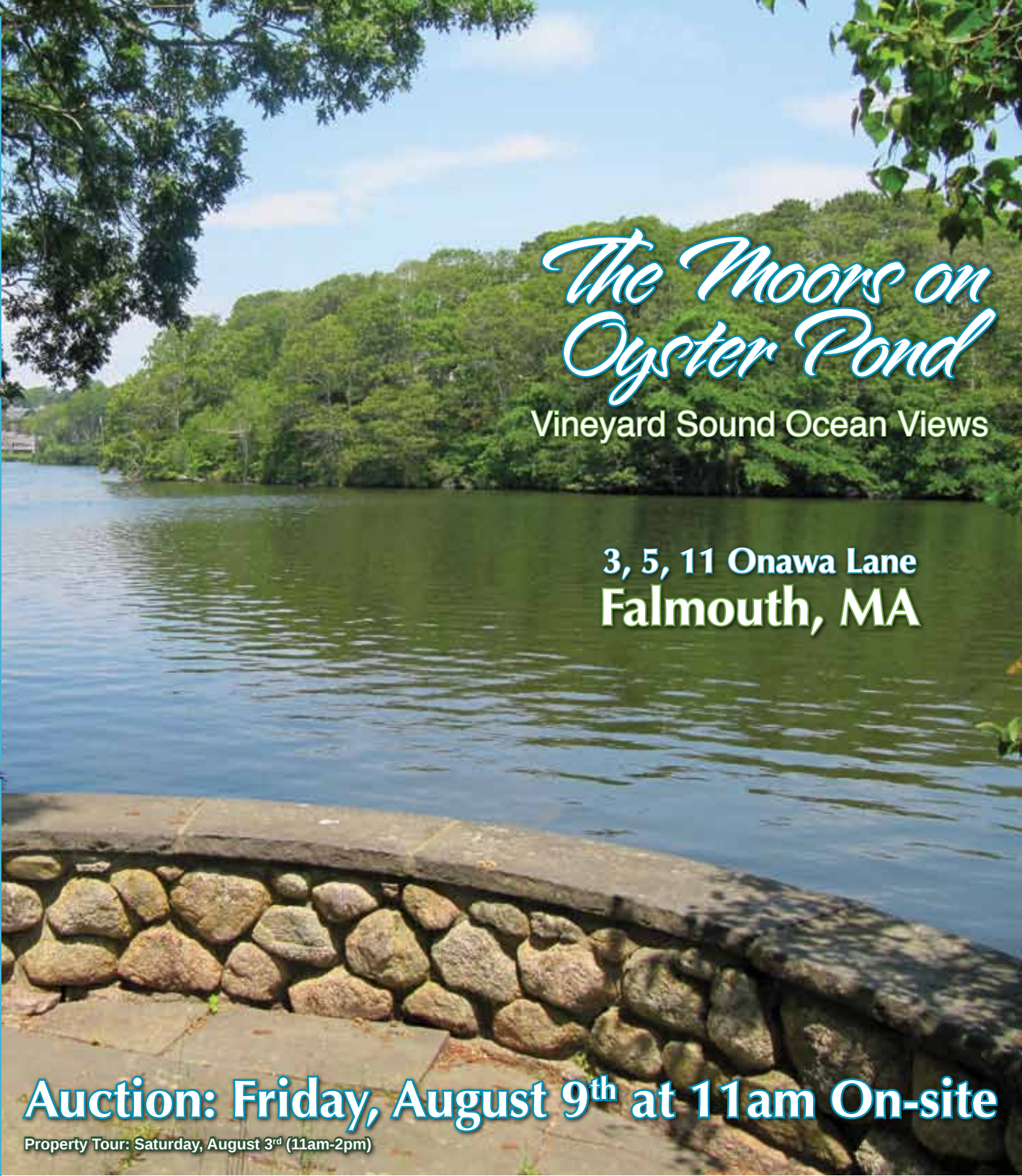
Woods Hole



11 Onawa Lane (Front)



11 Onawa Lane (Rear)



The Moors on Oyster Pond

Vineyard Sound Ocean Views

3, 5, 11 Onawa Lane
Falmouth, MA

Auction: Friday, August 9th at 11am On-site

Property Tour: Saturday, August 3rd (11am-2pm)

Cape Cod 12-Bedroom Waterfront Estate

Private peninsula setting on 63± acre Oyster Pond in The Moors with Vineyard Sound views.

Convenient to ocean beaches, bike path, shopping, restaurants, golf, ferries, WHOI, conservation lands, and more.

2.57± acre compound includes 5 buildings and is comprised of 3 contiguous tax parcels. Area and room counts per Town Assessor. The property will be offered as 3 & 5 Onawa, 11 Onawa, and then in the entirety.

*To be sold with easement in place to allow 11 Onawa exclusive use of 4-car garage k/a "12 Onawa"

Recent List: \$3,500,000

Total Re Tax Assessment: \$3,099,300

Title Cert. Ref.: Barnstable County #188614

Zoning: RB – Residential B

HOA: Optional membership in The Moors Homeowners Assn. provides access to ocean beach, clubhouse, social events, grass tennis courts, 12± acres of open space & more

Water: Town

Sewer: Private

Heat: Gas-fired hot water

3 Onawa Lane

(To be sold with 5 Onawa)

Parcel ID: 48 13A 008B 218

Parcel: .184± acres

Home: 1,288± sf. 2-BR, 1-BA 1-story ranch built in 1940 with foyer, living room with fireplace, kitchen, utility room, enclosed porch, flagstone patio

Features: Hardwood floors, pine paneling, and built-ins

5 Onawa Lane

k/a "The Long House"

(To be sold with 3 Onawa)

Views: Panoramic views of Oyster Pond

Parcel ID: 48 13A 008B 245

Parcel: 1.138± acres with dock

Home: 3,554± sf., 1.5 story, 4-BR, 4.5-BA waterfront Cape built in 1940 with foyer, living room, heated sun porch, kitchen, breakfast room, laundry, attic, partial unfinished basement, 3 open entry porches, 3 back patios

Features: Hardwood floors, crown molding, built-ins, fireplaces in master bedroom and living room with exposed beams, many renovations since 2009 including new windows and sheetrock, central a/c, security system

2-Car Garage: (k/a "3A Onawa") 2-car built in 1995 houses generator with heated greenhouse and deck



4-Car Garage*: (k/a "12 Onawa") with 1 half bath on lower level and heated 967.5± sf. 1-BR, 1-BA waterview apartment with living room, kitchen & rear deck above

11 Onawa Lane

Views: Oyster Pond & Vineyard Sound ocean views

Parcel ID: 48 13A 008B 244

Parcel: 1.248± acres with in-ground pool, pool shed, stone terraces, outdoor fireplace, 2 waterfront patios

Home: 4,957± sf., 1.75-story, 5-BR waterfront Cape built in 1900 with unfinished partial full & crawl space basement, 3 open entry & 2 enclosed porches

1st Floor Rooms: Foyer, living room, dining room, family room, heated solarium, kitchen, butlers pantry with sink, laundry, 1 bedroom, 1 full bath, 1 half bath

2nd Floor Rooms: 4 bedrooms, 3 full baths, office/den with 1 half bath

Features: Hardwood floors, crown molding, built-ins including shell-top china cabinets, 3 fireplaces in family room, dining room and living room with exposed beams, central a/c

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AUCTION

Falmouth (Cape Cod), MA

12-Bedroom Waterfront Estate

2.57± Acres on Oyster Pond with Ocean Views

August 9th at 11am On-site

Property Tour: Saturday, August 3rd (11am-2pm)

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

MA Co. Lic 3184
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Terms of Sale:

10% deposit of which a minimum of \$50,000 per offering (3 & 5 Onawa or 11 Onawa) or \$100,000 in the entirety must be presented in cash, certified or bank check. Remainder of the 10% deposit in wire transfer, cash, certified or bank check by 5pm ET on Tuesday, August 13, 2013. Balance in 45 days. 10% Buyer's Premium. Other terms, if any, announced at the sale.

Buyer's Broker Terms:

Up to 2% Broker Commission Offered. Visit www.JJManning.com, mandatory 48 hour broker pre-registration.

Auctioneer's Disclaimer:

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2.57± Acre Cape Cod Waterfront Estate

12-Bedrooms ~ 3 Homes ~ Garage Apartment ~ Pool



The Moors on Oyster Pond

Vineyard Sound Ocean Views

3, 5, 11 Onawa Lane
Falmouth, MA

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www.JJManning.com
800.521.0111

BOUNDARIES APPROXIMATE. Aerial images purchased from Pictometry.com

Auction: Friday, August 9th at 11am On-site

Property Tour: Saturday, August 3rd (11am-2pm)

Cape Cod Waterfront Estate

12-Bedroom Compound
with Pool on 2.57± Acres

3, 5, 11 Onawa Lane
Falmouth, MA

The Moors on Oyster Pond

Vineyard Sound Ocean Views

August 9th at 11am On-site

Property Tour: Saturday, August 3rd (11am-2pm)

3, 5, 11 Onawa Lane
Falmouth, MA

The Moors on Oyster Pond

Vineyard Sound Ocean Views

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www.JJManning.com
800.521.0111

BOUNDARIES APPROXIMATE. Aerial images purchased from Pictometry.com

Auction: Friday, August 9th at 11am On-site

Property Tour: Saturday, August 3rd (11am-2pm)

Oceanfront Home in Minot/Surfside Area

On .6± Acres with 152± ft. of Beachfront



Multi-zone HVAC and two stone fireplaces keep things cozy year-round. In room after room, banks of windows frame panoramic ocean views from each glorious sunrise to every spectacular sunset. Wonderful opportunity to own and share a piece of paradise on the South Shore.

Gross Living Area: 5,100± sf.

Bedrooms: 6

Baths: 5.5 (5 full, 1 half)

1st Floor: Grand foyer, living room with ceiling beams & stone fireplace, dining room with stone fireplace, family room with wet bar, kitchen with breakfast area & pantry, full bath, half bath

2nd Floor: Approximately 24' x 12' master bedroom with walk-in closet, master bath with double-vanity, 4 additional bedrooms, 3 full baths, laundry

3rd Floor: Bonus/storage

Basement: Partial unfinished, crawl space



Features: Wood & tile floors, beamed ceilings, stone fireplaces & chimney, outdoor shower & sprinkler system

HVAC: Gas-fired forced air, central a/c

Utilities: Gas, 200 amp electric, town water, private sewer

Garage: 2-car attached & carport

Parcel ID: 15-1-6-0-R

Legal Ref.: Plymouth County 36239/308

NOTE: Currently a free-standing condo, property will be conveyed to auction buyer as a non-condo single-family residence on a distinct .6± acre lot per ZBA Special Permit (Ref. 42129/259)



This gracious c. 1900 shingle-style Victorian cottage was extensively remodeled and renovated in 2009, creating the perfect blend of classic charm and modern luxury. An open floor plan, oversized covered porches, large lawn area leading up to the breakwater, and beach beyond create the perfect setting for entertaining on a grand scale with ample parking on the stone drive.



Terms of Sale: 10% deposit of which \$50,000 must be presented in cash, certified or bank check. Remainder of the 10% deposit in wire transfer, cash, certified or bank check by 5pm ET on Wednesday, 10/2/13. Balance in 45 days. 10% Buyer's Premium. Other terms, if any, announced at the sale.

Buyer's Broker Terms: Up to 2% Broker Commission Offered. Visit www.JJManning.com, mandatory 48 hour broker pre-registration.

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7 Surfside Road
North Scituate, MA

AUCTION: Sat., September 28th at 11am On-site

Open House: Sunday, September 22nd (11am-1pm)

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Property Info., Photos, Broker Reg. & More at:

www.JJManning.com

800.521.0111

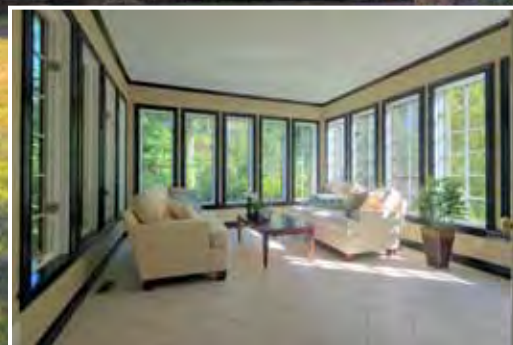
AUCTION: Friday, November 21st at 2pm On-site

12 Cotton Farm Lane
North Hampton, NH

5,975± sf. 4-Bedroom Luxury Home On 2.03± Acres with an In-Ground Pool In "The Boulders" Association Neighborhood

Open House: Saturday, November 15th (11am-1pm)

2± Miles to the Ocean with Easy Access to I-95



Last List: \$1,369,000

RE Tax Assessment: \$1,123,300

Zoning: R2

Site: 2.03± acre cul-de-sac lot, partially fenced with paved driveway, irrigation system, lawn, mature plantings, 256± sf. gazebo, 512± sf. in-ground gunite pool surrounded by a stone patio

Design: 5,975± sf. 2-story Colonial built in 1996 with wood clapboard siding, architectural asphalt shingle roof, 550± sf. back deck, attached 3-car garage

Features: Cathedral ceilings, hardwood floors, built-ins, 2 fireplaces, cedar closet, central vacuum, custom details, luxury amenities

HVAC: Oil-fired hot air duct, central a/c with humidifier

Utilities: Underground, town water, private sewer

Bedrooms: 4

Baths: (3) full, (1) ¾, (2) ½, (1) ¼

All Dimensions Approximate

First Fl.: 2-story foyer, 17'3" x 14'10" living room, 20'5" x 15'10" family room, 24'6" x 14'8" kitchen with Woodmode custom cabinetry/island/granite counters/bar sink, formal dining room, office, tiled den/sun room, mud room, (2) ½ BA, (1) ¼ BA

Second Fl.: 29'8" x 14'8" Master BR with walk-in closet & ensuite full BA with whirlpool, (3) large BR, (2) full BA, laundry

Basement: Full, 1,023± sf. finished with 17'4" x 15'7" billiard area, 15' x 14'10" game room/rec area, (1) ¾ BA & 1,375± sf. unfinished

Parcel ID: 006-133-011

Terms of Sale: 10% deposit of which \$50,000 must be presented in cash, certified or bank check. Remainder of the 10% deposit in wire transfer, cash, certified or bank check by 4pm ET on Monday, 11/24/14. Balance in 45 days. 10% Buyer's Premium. Other terms, if any, announced at the sale.

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.

Buyer's Broker Terms: Up to 2% Broker Commission Offered. Visit www.JJManning.com, mandatory 48 hour broker pre-registration.

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Property Info., Broker Reg., Photos & More at:

www.JJManning.com

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AUCTION: Saturday, November 21st at 11am On-site



Each unit to be offered individually & sold absolute at or above the specified auction minimum bid		Unit 4	Unit 5	Unit 10
	Last List Price	\$1,085,000	\$1,085,000	\$689,500
	RE Tax Assessment	\$1,152,500	\$1,155,900	\$960,900
	Auction Minimum Bid	\$750,000	\$750,000	\$450,000
	% of Assessed Value	65%	65%	47%
	Location	1st Fl. & Bsmt.	1st Fl. & Bsmt.	2nd & 3rd Fl.
	Unit Area	2,807± sf.	2,817± sf.	2,105± sf.
	# Rooms	8	7	6±
	Bedrooms	2	2	2
	Baths	2 Full & 1 Half	2 Full & 1 Half	2 Full & 1 Half
	Other Rooms	Living/ Dining, Kitchen, Study, Library, Family Room	Living/Dining, Kitchen, Study, Family Room	Dining, Kitchen, Family Room, Loft
	Patio Area	280± sf.	210± sf.	N/A
	Leased at Closing	\$3,600/month Exp. 3/30/10	No	No
	Monthly Condo Fee	\$872	\$872	\$617
	Deeded Parking Spaces	1 int & 1 ext.	1 int & 1 ext.	1 int & 1 ext.
	Parcel ID	24017.0003C	24017.0003D	24017.0003J
	Auction Ref. #	1174	1175	1176



CONDO CLOSEOUT

Unit 4, 5, 10 - 391 Walnut St Newtonville, MA

JJManning Auctioneers is pleased to offer the 3 remaining condos within the 11-unit complex known as "The Oxford House." 8 units are currently owner occupied.

The 3.5-story Greek Revival brick building with distinctive column portico entry, arched windows, and copper steeple was formerly home to the First Church of Christ Scientist. A smart conversion retained all the best of this lovely landmark property to combine with custom amenities and modern convenience. The beautifully landscaped .9 acre complex is in a prime Newtonville Historic District location, just 2 blocks from village center shops and restaurants with easy access to the commuter rail and major highways.

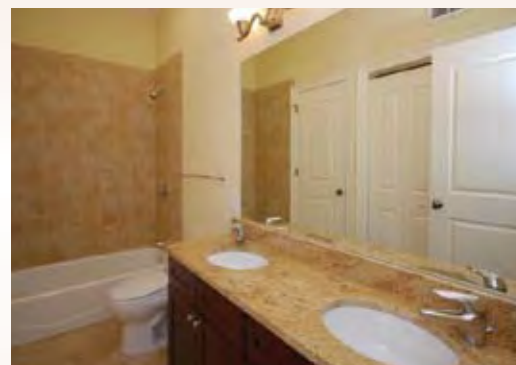
Features: Elevator, arched windows, ceiling heights to 30', skylights on upper level, custom built-ins and paneling, hardwood flooring, graceful staircases, gas fireplaces, gourmet kitchens with stainless steel appliances, walk-in closets, and more

Heat: Gas fired forced hot air

Air Conditioning: Central

Water & Sewer: City

Legal Ref.: S. Middlesex 43818/37; 48013/449; 50697/410



Terms of Sale: 10% deposit of which \$25,000 per unit must be presented in cash, certified or bank check. Remainder of the 10% deposit in wire transfer, cash, certified or bank check by 5pm ET on Wednesday, 11/25/09. Balance in 45 days. 5% Buyer's Premium. Other terms, if any, announced at the sale.

Buyer's Broker Terms: 2% Broker Commission Offered. Visit www.JJManning.com, mandatory 48 hour broker pre-registration.

Auctioneer's Disclaimer: 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, Photos & More at:

www.JJManning.com
or call 800.521.0111



Bid Live On-Site or Online

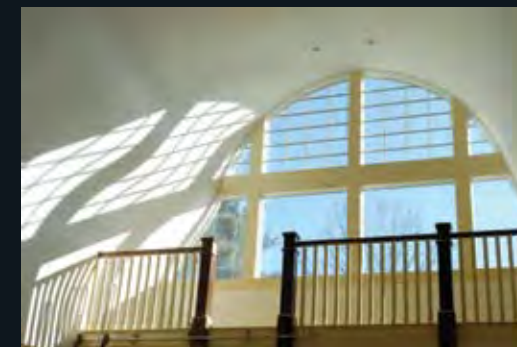
ABSOLUTE AUCTION: Saturday, March 20th at 11am

6 Tudor Drive
Kittery, ME

Open Houses: Sun, March 7th & Sat, March 13th (11am-1pm each day)

Add your own finishing touches to personalize and complete this newly constructed 7,500± sf. 4-bedroom, 4.5-bath luxury home in an exclusive neighborhood of million dollar estates known as "Briers at Mead Farm." The property features 160± ft. of salt water frontage on Spruce Creek, a tidal inlet that leads to Portsmouth Harbor and the Piscataqua River with the open ocean beyond. Common rights to a dock with boat slips located adjacent

to the property. This distinctive home with its lighthouse turret, grand bell shaped dormer, and myriad of views offers the best of both worlds -- tranquility in a private setting, close to the activity of downtown Portsmouth and Kittery. Centrally located midway between Portland, ME & Boston, MA with easy access to Rt. 1 & I-95, family attractions and ocean beaches are just minutes away.



RE Appraisal*: \$2,750,000

** 02/2008 based on completion of 1,500± sf. smaller home with 1 less bath, oil heat c. \$100k less costly than geo-thermal system installed, and a 2-car garage vs. the 3-car with loft built*

Site Area: 1.84± acres

Zoning: UR - Urban Residential / Shoreland

Parcel ID: Map 17 Lot 43-3

Gross Living Area: 7,500± sf.

Dimensions Approximate

1st Floor: 20' x 20' foyer & 40' x 30' barrel vaulted ceiling great room with a spectacular custom stone 2-sided wood-burning fireplace between; 29' x 24' living room; 18' x 15' dining

room; 20' x 16' study; 34' x 21' custom kitchen/ breakfast room with wood-burning fireplace and cherry island; 20' x 19' guest suite with walk-in closet and private bath; powder room; mudroom/ laundry

2nd Floor: 35' x 20' master bedroom suite with a gas fireplace, turret sitting room, private balcony, 2 walk-in closets, and bath with double vanity, Jacuzzi, and luxurious shower with hand-held, fixed & body sprays; 20' x 19' bedroom; 17' x 17' bedroom; 2 baths

Finish Detail: Maple and walnut flooring with 2 inlaid medallions, custom walnut staircase & handrail system, cherry vanities

Basement: Full, unfinished

Outdoor Living: Expansive covered porches and brick/bluestone patios in the front and rear, guest suite deck, and a master bedroom suite balcony offering panoramic water views

HVAC: State-of-art 5-zone geo-thermal system/ central air conditioning

Water & Sewer: Town

Garage: 3-car featuring a large loft with utility tie-ins for a wide variety of potential future use such as an office, home gym, au-pair suite, and more

Terms of Sale: 10% certified deposit of which \$50,000 must be presented in cash, certified or bank check at the auction. Remainder of the 10% deposit in wire transfer, cash, certified or bank check by 5pm ET on Wed., 3/24/10. Balance in 45 days. 10% Buyer's Premium. Other terms, if any, announced at the sale.

Online Bidding Terms: Visit www.JJManning.com, mandatory 72 hour pre-registration.

Buyer's Broker Terms: 2% Broker Commission Offered. Visit www.JJManning.com, mandatory 48 hour broker pre-registration.

Auctioneer's Disclaimer:

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AUCTIONEERS

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To be Sold to the Highest Bidder Regardless of Price

New Construction



Briers at Mead Farm
Subdivision

7,500± sf. 4-BR, 4.5-BA
Waterfront Home

6 Tudor Drive
Kittery, ME

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179 Old King's Highway, REF #10-1203
Yarmouth Port, MA 02675 BRO #1323
ME Lic#AN943
www.JJManning.com
800.521.0111
Return Service Requested

7,500± sf. 4-BR, 4.5-BA Waterfront Home
New Construction
Kittery, ME



ABSOLUTE AUCTION: Sat, March 20th at 11am



New Construction
7,500± sf. 4-BR, 4.5-BA Home

1.8± Acres with 160± ft. Saltwater Frontage
3-Car Garage w/ loft ~ Association Dock
Awaiting Your Finishing Touches



6 Tudor Drive
Kittery, ME

To be Sold to the Highest Bidder Regardless of Price
ABSOLUTE AUCTION: Sat, March 20th at 11am
Bid Live On-Site or Online

"Briers at Mead Farm" is an exclusive 10-lot subdivision of luxury homes in coastal Kittery that offers owners the convenience of traveling by land or water to nearby Portsmouth, NH for fine dining, museums, shopping, golf, and entertainment.

Open Houses: Sun, March 7th & Sat, March 13th (11am-1pm each day)



Property Information, Photos & More at:
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Oceanfront Home

3,581± sq. ft. 4-bedroom, 4.5-bath with 139± ft. of beachfront on Buzzard's Bay



AUCTION: Friday, August 24th at 6pm

65 Gilder Road, Bourne, MA
Gray Gables Village

Bid Live On-Site or Online

AUCTION OPENING BID: \$900,000.00

Open House: Sunday, August 19th (11am-1pm)

JJ Manning
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Property Information Package, Virtual Tour & More at:

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or call 800.521.0111



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marketing of residential and commercial real estate.**

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