



**81 Lovell Road, HOLDEN, MA**

**Move Right In or Renovate - Buyer's Choice!**

**DECEDENT ESTATE SALE by PUBLIC AUCTION**

***Saturday, July 21st, 2018 at 10 AM***

***Preview Same Day at 8:30 AM or By Appointment***

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***CONTENTS TAG SALE from 8:30AM to 3:00PM***



Represented by:

***Mark H. Shear***

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# 81 Lovell Road, HOLDEN, MA

MLS#: 72349188



1997 Nissan Maxima Sold Separately

## Minimum Bid for Real Estate: \$100,000 Plus 10% Buyer's Premium\*

2BR, 1BA 864 +/- SF Raised Ranch on Large Wooded Lot Near Holden Center

1997 Nissan Maxima with 55,000 +/- Miles - To Be Sold Separately

**Brokers Welcome! Register On Our Website\*\***

### Location:

- Walking Distance to Holden Center
- Near Recreation, Shopping, Restaurants, Ice Cream, Banks, Libraries, Public Schools, Colleges, Houses of Worship
- Davis Hill/Mountview/Wachusett Regional School District
- 6.8 Miles from Cascades Park

### Interior (Main Level):

- 864 +/- SF of Living Space on One Level; 2 Bedrooms, 1 Full Bath
- Living Room with Hardwood Floors, Working Fireplace, & Bright Picture Window
- Eat-In Kitchen with Exposed Brick, Vinyl Floor, Stainless Appliances
- Two Bedrooms with Hardwood Floors
- Full Bath with Fiberglass Tub/Shower, Pedestal Sink & Tile Flooring
- Bonus Room with Wood Burning Stove & Hardwood Floors

### Interior (Lower Level):

- Additional 578 +/- SF
- Roomy Family Room in Partially Finished Walk-Out Basement
- Tuck-Under Single Car Garage with Ample Storage, Work Area, and Laundry
- Access to Garage & Screened-In Porch from Family Room

### Exterior:

- 0.73 +/- Acre Wooded Lot
- Spacious, Fenced-in Yard Encircled by Trees
- Vinyl Sided
- Poured Concrete Foundation
- Screened-In Porch - Walk-Out from Basement
- Long Paved Driveway, with Ample Parking Spaces and Room to Play

### Interior Workings:

- Like-New Boiler & Hot Water Tank
- Oil Fired Radiator Heat on Main Level
- Electrical: 125 Amps, Circuit Breakers, Surge Protection
- Generator Connection
- Separate Water Meter for Outdoor Water Usage

### Other Information:

- Year Built: 1949
- Taxes: \$3,629 (Based on 2018 Assessment)
- Town Water & Sewer

Real Estate Terms & Conditions: A 10% Buyers Premium will be added to winning bid to determine Total Purchase Price. A deposit of Ten Thousand Dollars (\$10,000.00) by certified or bank check will be required to be paid by the purchaser at the time and place of auction. The balance is to be paid by certified or bank check at of Attorney for Sellers office within (45) days from the date of sale. The successful bidder shall be required to sign a Memorandum of Sale containing the above terms and additional terms at the time and place of sale. Additional terms, if any, to be announced at the time and place of sale. 1997 Nissan Maxima to be auctioned separately at same time/location. Tag sale for Personal property items to be held at same location from 8:30 AM - 3 PM. Personal property items remaining on premises at time of Closing to become responsibility of BUYER.

Disclaimer: Information contained on the Berman Property Solutions web site or in marketing materials is presented in good faith and is believed to be collected from reliable sources, but is not guaranteed as accurate. It is up to potential buyers to do their own research and/or verify information provided. Any inaccuracy shall not be grounds for failure for full performance by the Buyer and the Buyer shall not hold Berman Property Solutions or its agents liable for any inaccuracies.