



## 110 South Street, BARRE, MA

Some TLC Needed - 3 BR/1.75 BA Antique Home with  
2.48 +/- Acres and 2 Garages

**Auction-By-Choice OR Buy It Now (Make an Offer!)**

*Saturday, September 22nd, 2018 at 10 AM*

*Preview by Appointment or on Auction Day at 9:00 AM*



Represented by:

*Mark H. Shear*

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# 110 South Street, BARRE, MA

MLS#: 72388665



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

**3 BR/1.75 BA Antique Home with 2.48 +/- Acres and 2 Garages**

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

## Location:

- Two Minute Walk to Barre Center, with Farmer's Market, Restaurants, Churches, Woods Library
- Waterfalls & Trails of Cooks Canyon Just Minutes Away
- One Mile from Quabbin Regional High School

## Exterior:

- Situated on 0.40 +/- Acres with Extra 2.08 +/- Acres in Back
- Private & Serene Backyard with Wildflowers and Blackberry Bushes
- Wood Exterior with Asphalt Shingle Roof

## Parking:

- Attached 1-Car Garage with 15 \* 9 Foot Loft and 9 \* 5 Foot Balcony
- Detached 2-Car Garage
- Stone/Gravel Driveway with 10 +/- Parking Spots

## Interior:

- 1,458 +/- Square Feet of Living Space on Two Levels
- Wood Beamed Ceilings Throughout

## Interior First Floor:

- Dining Room with 11-Inch Floor Moldings; Living Room with Fireplace & Built-Ins; Kitchen with Separate Eating Area with Wide Board Floors; Mud Room; Large  $\frac{3}{4}$  Bathroom

## Interior Second Floor:

- Wide Board Pine Flooring; Post & Beam Ceilings; Skylights in Bedrooms
- Master Bedroom plus 2 Additional Bedrooms; Large Full Bathroom with Washer/Dryer Hookups
- Landing/Sitting Area

## Interior Workings:

- Oil Heat
- Updated Steam Boiler and Hot Water Tank
- Electrical: 110 Volts, Circuit Breakers
- Appliances Included

## Other Info:

- Year Built: 1831
- Taxes: \$2,831 (2018 Assessment)
- Town Water & Sewer
- Quabbin Regional School District

**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 cash or certified/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. Buyer has the right of abandonment of any personal property left on the property at time of Closing. 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. \*\* Buyer's Broker MUST pre-register on Berman Property Solutions' website at least 48 hours prior to Auction. 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.