

**MINIMUM
AUCTION BID
\$198,000***
*plus 10% Buyers Premium



5 Pleasant St, SHREWSBURY, MA

"Beaming with Pride"

*Well-Maintained Ranch with 4 Bedrooms and 1 Full Bath
Near Lake Quinsigamond*

AUCTION-BY-CHOICE

For Estate Settlement

Saturday, June 29th, 2019 at 10 AM

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



Represented by:

Mark H. Shear

Berman Property Solutions | 201 Park Ave. Worcester, MA 01609

(O) 508-753-3989 | (M) 508-769-9419 | (E) MShear@BermanPropertySolutions.com

www.BermanPropertySolutions.com | MA REB#: 9501749 | MA Auc Lic#: 130



5 Pleasant St, SHREWSBURY, MA



Minimum Bid: \$198,000 Plus 10% Buyer's Premium*

Well-Maintained Ranch with 4 Bedrooms and 1 Full Bath

Near Lake Quinsigamond

Brokers Welcome! Register On Our Website**

Location:

- Near South End of Lake Quinsigamond
- Two Miles from Route 9 & White City
- Easy Access to Route 20 and Major Highways
- Near Recreation, Water Sports, Shopping, Restaurants, Banks, Public & Private Schools, Colleges, UMASS Medical
- Shrewsbury Public School System

Exterior:

- 0.12 Acre (5,227 SF) +/- Lot on Quiet Street
- Vinyl Sided/Brick Facade
- Architectural Shingles
- Chain-Link Fence Surrounding Property
- Trees & Shrubs Adorn Level Yard
- Storage Shed in Back Yard
- 4-Car Paved Driveway
- Ample On-Street Parking

Interior Workings:

- All Appliances Included
- Oil Fired 3-Zone Baseboard Heat
- Central A/C
- Hot Water Directly from Boiler
- Electrical: 100 Amps, Circuit Breakers

Interior (Main Level):

- 1,008 +/- SF of Living Space
- Bright, Open-Concept Living & Dining Room w/Large Bay Window
- Eat-In Kitchen w/Dining Island & Updated Appliances
- Spacious Master Bedroom w/Large Closets & Ceiling Fan
- 2nd Bedroom w/Window & Closet
- Large Bath w/Linen Closet in Hallway
- Pull-Down Attic Access
- Bright 4-Season Porch Off of Dining Room w/Access to Side Yard
- Hardwood Floors Under Carpeting in Living/Dining Room
- Storm Doors & Updated Andersen Windows

Partially Finished Basement:

- Additional 1,008 +/- SF
- Finished Section: Two (2) Bedrooms w/Windows & Closets
- Unfinished Section: Laundry, Workshop Area, Plenty of Storage
- Back Yard Access through Full Size Door

Other Information:

- Town Water & Sewer
- Taxes: \$3,220 (2019)

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. Property sold "as-is". 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.