

OWNER'S SALE OF REAL ESTATE BY

A PUBLIC AUCTION

• CHARLEMONT (SHELBURNE FALLS) •

★ **MOTIVATED SELLER** ★

SINGLE STORY

RANCH STYLE HOME

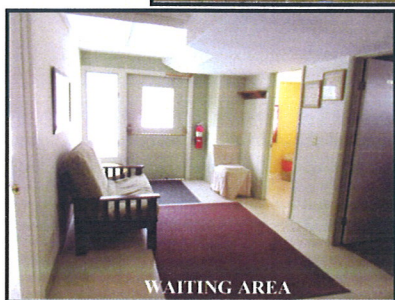
“PREVIOUSLY A MEDICAL OFFICE”



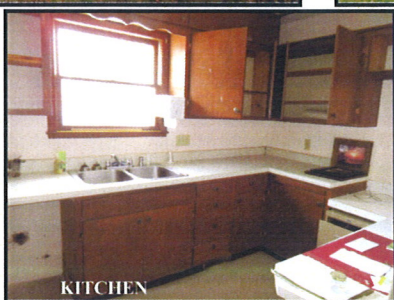
25 Heath Stage Terrace
CHARLEMONT (SHELBURNE FALLS), MASSACHUSETTS

To be sold on the Premises

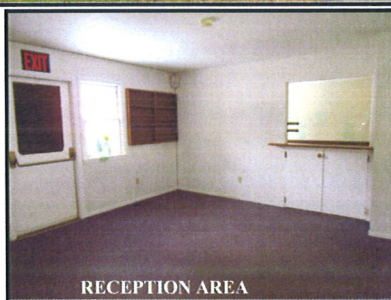
THURSDAY, MARCH 10TH at 1:00 P.M.



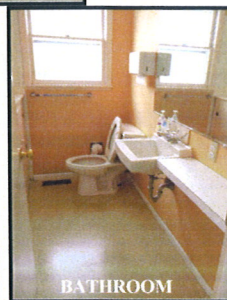
WAITING AREA



KITCHEN



RECEPTION AREA



BATHROOM

Features:

- Single Story Ranch Style Home • ± 1 ½ Acres of Land •
- (2 ½) Baths • ±2,200 S/F of Area •
- Oil FWA Heat • Central A/C • Hardwood, Carpet & Tile Floors •
- Full Finished Basement • Handicap Accessible (Both Levels) • Hip Roof •
- Panel for Back-Up Generator • Front Porch •
- Private Septic, Title V 8-2015 (for 2 Bedrooms) • Private Well (In Compliance) •

INSPECTION: Day of Sale – 11:00 A.M. to 1:00 P.M.

Terms of Sale:

\$5,000.⁰⁰ Deposit Cash or Certified Funds.
7% Buyers Premium Applies.
Other Terms to be Announced at Time of Sale.

Aaron Posnik

AUCTIONEERS • APPRAISERS

1% BROKER INCENTIVE OFFERED!!!

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