

# PUBLIC AUCTION

## • NANTUCKET, MASSACHUSETTS •

7 ROOM / 3 BEDROOM

2 STORY

### ANTIQUE STYLE HOME

WITH

### GARAGE

*"CLOSE PROXIMITY TO MAIN STREET"*

3 KITE HILL LANE NANTUCKET, MASSACHUSETTS

TO BE SOLD ON THE PREMISES

## FRIDAY, MAY 29<sup>TH</sup> AT 1:00 P.M.



### Features:

- 2 Story Antique Style Home •
- ±5,227 S/F of Land •
- ±2,316 S/F of Living Area •
- Total of (7) Rooms w/ (3) Bedrooms & (4) Bathrooms • Fireplace •
- Gas Hot Water Heat • Crawl Space Basement •
- Wood Shingle Exterior •
- Covered Wrap Around Porch •
- Irrigation System • Town Water & Sewer •
- Assessor's Parcel #: 2468325 • Zoned: ROH •
- **1<sup>ST</sup> Floor:** Living Room Den/TV Room •
- Dining Room • Coat Closet • Firewood Nook •
- Bath w/ Shower • Laundry Room •
- **2<sup>ND</sup> Floor:** Master Bedroom w/ Office Area, Full Bath & Walk-In Closet •
- 2<sup>ND</sup> Bedroom w/ Full Bath •
- 3<sup>RD</sup> Bedroom w/ Full Bath •

**1% BROKER INCENTIVE OFFERED!!**

**TERMS OF SALE:** \$50,000.00 Deposit Cash, Bank or Certified Funds.  
Deposit to be increased to 10% of Purchase Price within 5 Business Days.  
5% Buyer's Premium Applies.  
Other Terms to be Announced at Time of Sale.

Sale Per Order of Mortgagee  
Attorney Keith K. Fuller  
5300 Bigelow Commons, Enfield, CT  
Attorney for Mortgagee

## Aaron Posnik

**AUCTIONEERS • APPRAISERS**

MORTGAGEE'S SALE OF REAL ESTATE BY

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Aaron Posnik & Co., Inc.  
31 Capital Drive • West Springfield, MA 01089  
(413) 733-5238 (Fax) 731-5946

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P.O. Box 247 • Malvern, (Philadelphia) PA 19003  
(610) 853-6655 (Fax) 853-6633

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Permit No. 12  
Springfield, MA

RETURN SERVICE REQUESTED

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