



MLS # 71641578 - New  
Single Family - Detached

19 Lower County Rd  
Dennis, MA : Dennisport 02639-1845  
Barnstable County  
Style: **Cape**  
Color: **White**  
Grade School:  
Middle School:  
High School:  
Handicap Access/Features:  
Directions: **GPS**

**Auction: \$99,000 min. bid**  
Auction Date: **4/2/2014**

Total Rooms: **7**  
Bedrooms: **4**  
Bathrooms: **1f 2h**  
Master Bath: **No**  
Fireplaces: **1**

**Remarks**

Ocean views from many windows and decks. Deeded Beach Rights. Great potential for a 1920's house. Plenty of sq ft to work with. Needs restoration. Open floor plan. Detached garage, 24 x 24, newer construction with a finished room above, 23' x 23', that has a full kitchen, bath, ocean views and a 24' second floor deck. Second half-bath in game room. Second floor windows new in 1991. Septic system buyer's responsibility. Property sold AS-IS. It's not likely that normal financing will qualify this house. 30 day closing. Good yard space, plenty of guest parking. Title V is buyer's responsibility. 10% Buyer's Premium. Bidding starts 3/18/14, the auction ends 4/2/2014.

**Property Information**

Approx. Living Area: **2549 sq. ft.** Approx. Acres: **0.47 (20473 sq. ft.)** Garage Spaces: **1 Detached, Storage, Work Area, Side Entry**  
Living Area Includes: Heat Zones: **1 Central Heat, Hot Water Baseboard, Gas** Parking Spaces: **10 Off-Street, Paved Driveway**  
Living Area Source: **Public Record** Cool Zones: **0 None** Approx. Street Frontage: **135 ft**  
Living Area Disclosures: **Includes 24 x 24 game room above garage.**  
Disclosures: **Seller states septic system installed about 1991 for 4 bedrooms, town hall has no records on the system, Title V buyer's responsibility. Access cover near back porch under rabbit cage.**

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
Living Room:	1	14x16	--
Dining Room:	1	14x13	--
Kitchen:	1	13x17	--
Master Bedroom:	2	17x15	--
Bedroom 2:	2	17x14	--
Bedroom 3:	2	9x10	--
Bedroom 4:	2	17x8	--
Bath 1:	2	9x6	--
Bath 2:	2		--
Bath 3:	2		--
Laundry:	1		--
Game Room:	2	23x23	--

**Features**

Appliances: **Countertop Range**  
Basement: **No**  
Beach: **Yes Ocean, Access, Walk to**  
Beach Ownership: **Deeded Rights**  
Beach - Miles to: **0 to 1/10 Mile**  
Construction: **Frame**  
Exterior: **Vinyl**  
Exterior Features: **Porch, Deck**  
Foundation Size: **30x32 + 24x24**  
Foundation Description: **Concrete Block, Brick**  
Hot Water: **Natural Gas**  
Lot Description: **Paved Drive, Flood Plain, Scenic View(s)**  
Road Type: **Public, Paved**  
Roof Material: **Asphalt/Fiberglass Shingles**  
Sewer Utilities: **Private Sewerage - Title 5: Buyer's Responsibility**  
Utility Connections: **for Gas Range, for Electric Dryer**  
Water Utilities: **City/Town Water**  
Waterfront: **No**  
Water View: **Yes , Ocean, River**

**Other Property Info**

Adult Community: **No**  
Disclosure Declaration: **No**  
Exclusions: **Seller may remove the on lot fencing used for a dog area.**  
Facing Direction: **North**  
Home Own Assn: **No**  
Lead Paint: **Unknown**  
UFFI: **Unknown** Warranty Features: **No**  
Year Built: **1920** Source: **Public Record**  
Year Built Description: **Unknown/Mixed**  
Year Round:  
Short Sale w/Lndr.App Req: **No**  
Lender Owned: **No**

**Tax Information**

Pin #: **M:000033 P:026-000**  
Assessed: **\$442,900**  
Tax: **\$2697** Tax Year: **2013**  
Book: **0** Page: **0**  
Cert: **168827**  
Zoning Code: -  
Map: Block: Lot:

**Auction Information**

Deposit Required: **\$12,000**  
Buyer's Premium: **10%**  
Seller's Confirmation: **Yes**  
Abbreviated Terms: **Bidders must register online and provide the following: signed offer form (form supplied by auctioneer), proof of funds and a \$2,000 check (it won't be cashed unless the bidder has the accepted bid). P&S to be signed within one week of auction end, 5% total purchase deposit (includes offer deposit), closing in 30 days. 10% Buyer's Premium added to accepted bid. Seller can choose the highest bid, a lower bid or no bids at all (seller will weigh contingencies and bid amounts), the Seller has 48 hours after the auction ends to decide about acceptance.**

**Firm Remarks**

**Online bidding and Open House times at AgencyBid.com, bidding starts March 18 2014 (please verify online). Buyer's Agents are offered 3.1818% of the contract price, which equates to 3.5% of the accepted bid due to the Buyer's Premium of 10%. Buyer's Agents & buyers can register on AgencyBid.com**

**Market Information**

Listing Date: **3/7/2014**  
Days on Market: Property has been on the market for a total of **0** day(s)  
Expiration Date:  
Original Price: **\$99,000**  
Off Market Date:  
Sale Date:

Listing Market Time: MLS# has been on for **0** day(s)  
Office Market Time: Office has listed this property for **0** day(s)  
Cash Paid for Upgrades:  
Seller Concessions at Closing:

Auctioneer's License # MA 2804