

**MLS # 71724499 - Active  
Multi Family - 5-9 Family**



**357 Middle Rd  
Acushnet, MA 02743-2028  
Bristol County**  
Total Floors: **2**  
Total Units: **1**  
Total Rent: **\$0**  
Grade School:  
Middle School:  
High School:

**Auction: \$129,000 min. bid**  
Auction Date: **10/5/2014**

Total Rooms: **9**  
Total Bedrooms: **3**  
Total Bathrooms: **2f 0h**  
Total Fireplaces: **0**

Directions: **Google Maps - #357 is to the right, the left two buildings 341 & 337 are included in the Auction.**

**Remarks**

- **Auction Listing, \$129,000 is the Minimum Starting Bid - Last Open House is Tuesday 9/2/14, 11am to 12:30pm. This property could be used as a Single Family or Multifamily. Great for rehabbers to Fix & Hold or Fix & Flip. Beautiful property. Includes full size house plus 2 outbuildings with 4 rental units each, consisting of a bedroom, bath, living room and kitchen. All on 1.9 Acres with huge frontage. Located in the rural part of Acushnet. A rehab is needed for all the buildings. The building inspector says that as a general questions, the rentals can be rehabbed and rented, the water / mold issue must be addressed. Rentals are on town water, house is on well but could possibly be connected to town water already on property. House foundation: 33' x 48' - partially finished 2nd floor, 34' x 24', could add two bedrooms and a full bath, full basement, each of two rental buildings is 28' x 76' - crawl space. Title V test & compliance is the responsibility of the Buyer.**

**Property Information**

Approx. Living Area: **2300 sq. ft.** Approx. Acres: **1.91 (83168 sq. ft.)** Garage Spaces: **0**  
Living Area Includes: Heat/Cool Zones: / Parking Spaces: **16** Off-Street, Common, Improved Driveway  
Living Area Source: **Public Record** Heat/Cool Units: / Approx. Street Frontage: **420 ft**  
Living Area Disclosures:  
Disclosures: **Title V test & compliance is the responsibility of the Buyer. The rental buildings have had a mold issue that must be addressed. In one of the photos, you can see where a tub was removed.**

**Annual Expenses**

Heating: \$	Repair & Maintenance: \$	Management: \$	Gross Income: \$
Gas: \$	Trash Removal: \$	Miscellaneous: \$	Gross Expenses: \$
Electricity: \$	Sewer: \$	Ann. Prop. Oper. Data: <b>No</b>	Net Income: \$
Water: \$	Insurance: \$	Annual Expense Source: --	

**Unit Descriptions**

**Unit #1**  
Rooms: **3** Bedrooms: **1** Bathrooms: **1f 0h** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **0** Lease: **No**  
Rooms: **Living Room, Kitchen**  
Appliances: **Range, Refrigerator**  
Heating: **Electric Baseboard**

**Unit #2**  
Rooms: **3** Bedrooms: **1** Bathrooms: **1f 0h** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **0** Lease: **No**  
Rooms: **Living Room, Kitchen**  
Appliances: **Range, Refrigerator**  
Heating: **Electric Baseboard**

**Features**

Basement: **Yes Full, Concrete Floor**  
Beach: **No**  
Construction: **Frame**  
Electric: **Circuit Breakers**  
Exterior: **Shingles**  
Exterior Features: **Porch**  
Flooring: **Wood, Wall to Wall Carpet, Varies Per Unit, Laminate**  
Foundation Size:  
Foundation Description: **Fieldstone, Granite**  
Hot Water: **Electric**  
Lot Description: **Paved Drive**  
Road Type: **Public, Paved, Publicly Maint.**  
Roof Material: **Asphalt/Fiberglass Shingles**  
Sewer Utilities: **Private Sewerage - Title 5: Buyer's Responsibility**  
Terms: **Estate Sale**  
Water Utilities: **City/Town Water, Private Water**  
Waterfront: **No**

**Other Property Info**

Disclosure Declaration: **No**  
Exclusions: **Personal Property.**  
Lead Paint: **Unknown**  
UFFI: Warranty Features:  
Year Built: **1930** Source: **Public Record**  
Year Built Description: **Approximate**  
Year Round:  
Short Sale w/Lndr.App Req: **No**  
Lender Owned: **No**

**Tax Information**

Pin #: **18.62**  
Assessed: **\$556,200**  
Tax: **\$7759** Tax Year: **2014**  
Book: **1620** Page: **137**  
Cert: **6/3/71**  
Zoning Code: **1**  
Map: Block: Lot:

**Auction Information**

Deposit Required: **\$12,500**  
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 72 hours after the auction ends to decide about acceptance. Buyer's agents can register independently of their clients. Buyers must register and bid under their own name. Buyer's Agent cannot bid under their name.**

**Firm Remarks**

**Online bidding and Open House times at AgencyBid.com, bidding starts August 25, 2014 (please verify online). Property is sold AS IS.**

**Market Information**

Listing Date: <b>8/5/2014</b>	Listing Market Time: MLS# has been on for <b>19</b> day(s)
Days on Market: Property has been on the market for a total of <b>19</b> day(s)	Office Market Time: Office has listed this property for <b>19</b> day(s)
Expiration Date:	Cash Paid for Upgrades:
Original Price: <b>\$129,000</b>	Seller Concessions at Closing:
Off Market Date:	
Sale Date:	