



**MLS # (simulated)- Active
Single Family - Detached**

16 Manomet Ave
Clinton MA 02045
Plymouth County
Style: **Colonial, Saltbox**
Color: **Brown**
Grade School:
Middle School:
High School:
Handicap Access/Features:
Directions: **Off Pome**

Auction: \$120,000 min. bid

Total Rooms: **6**
Bedrooms: **3**
Bathrooms: **2f 0h**
Master Bath:
Fireplaces: **1**

Remarks

The ideal combination of country living yet close enough to shopping and highways. Nestles in the trees this home features an open floor plan with hardwood flooring, skylights and balcony. Large breezeway with a hookup for a pellet or wood stove makes for an ideal space for entertaining. Nice kitchen w/updated counter tops and appliances. Open dining room sized to accommodate big table. Sit on the large deck or look out one of many sliders to catch the natural light that surrounds the house. On cold winter nights enjoy the warmth in the living room from the fireplace w/wood stove insert Spacious 1 st floor floor master bedroom. upper level has 2 generous bedrooms and balcony between to overlook the first floor. Partially finished lower level can be used for many different things . Extras- central vac, security system, sprinkler system and a 2 car attached garage with storage.

Property Information

Approx. Living Area: 2187 sq. ft.	Approx. Acres: 1.05 (45738 sq. ft.)	Garage Spaces: 2 Attached, Storage
Living Area Includes:	Heat Zones: Hot Water Baseboard, Oil	Parking Spaces: 6 Off-Street
Living Area Source: Public Record	Cool Zones: None	Approx. Street Frontage:
Living Area Disclosures:		
Disclosures:		

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Wood / Coal / Pellet Stove, Skylight, Flooring - Hardwood, Open Floor Plan, Slider
Dining Room:	1		Flooring - Hardwood
Kitchen:	1		Flooring - Stone/Ceramic Tile, Open Floor Plan
Master Bedroom:	1		Closet, Flooring - Wall to Wall Carpet, Slider
Bedroom 2:	2		Closet, Flooring - Wall to Wall Carpet
Bedroom 3:	2		Closet, Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Full
Bath 2:	1		Bathroom - Full
Laundry:	B		--
Other:	1		Ceiling Fan(s), Flooring - Stone/Ceramic Tile, Slider

Features

Appliances: **Range, Dishwasher, Microwave, Refrigerator**
 Area Amenities: **Shopping, Golf Course, House of Worship, Public School**
 Basement: **Yes Full, Partially Finished, Interior Access, Concrete Floor**
 Beach: **No**
 Construction: **Frame**
 Electric: **Circuit Breakers, 200 Amps**
 Energy Features: **Insulated Windows, Insulated Doors**
 Exterior: **Wood**
 Exterior Features: **Deck, Gutters, Sprinkler System**
 Flooring: **Tile, Wall to Wall Carpet, Hardwood**
 Foundation Size: **999**
 Foundation Description: **Poured Concrete**
 Hot Water: **Tankless**
 Insulation: **Full**
 Interior Features: **Central Vacuum, Security System, Cable Available, Whole House Fan**
 Lot Description: **Wooded, Paved Drive, Level**
 Road Type: **Public, Paved, Publicly Maint.**
 Roof Material: **Asphalt/Fiberglass Shingles**
 Sewer Utilities: **Private Sewerage - Title 5: Pass**
 Terms: **Other (See Remarks)**
 Utility Connections: **for Electric Range, for Electric Dryer, Washer Hookup**
 Water Utilities: **City/Town Water**
 Waterfront: **No**
 Water View: **No, --**

Other Property Info

Disclosure Declaration: **Yes**
 Exclusions:
 Home Own Assn: **No**
 Lead Paint: **None**
 UFFI: **No** Warranty Features: **No**
 Year Built: **1985** Source: **Public Record**
 Year Built Description: **Actual**
 Year Round: **Yes**
 Short Sale w/Lndr.App.Req: **No**
 Lender Owned: **No**

Tax Information

Cert:
 Zoning Code: **Res**
 Map: Block: Lot: