



MLS # 72153248 - New Single Family - Detached

46 Samuel Ave
Brockton, MA: Campello, 02301-7044
Plymouth County

Auction: \$1 min. bid
Auction Date: **6/3/2017**

Style: **Spanish Colonial**
Color: **Beige**
Grade School: **Kennedy**
Middle School: **South Middle**
High School: **Brockton High**
Handicap Access/Features:
Directions: **N. Elm Street to Copeland Street to Samuel Avenue**

Total Rooms: **11**
Bedrooms: **7**
Bathrooms: **5f 2h**
Master Bath: **Yes**
Fireplaces: **6**

Remarks

Attention Buyers, Contractors, Developers! Trustee's Sale of Real Estate by Public Auction: An Architecturally & Historically Significant Estate. This Arts & Crafts - Tudor - English Country Manor House Originally Owned by George Eldron Keith, Shoe Manufacturer, Engaged Citizen - Philanthropist. The Estate is located on the W. Bridgewater Line on a Private Road: Gorgeous 5.26 Acre Lot in a Quiet Residential Neighborhood - Impeccably Maintained, Spotless- Move In- Live In Condition. The Land is Potentially Sub Dividable. The Home Currently Features 7 BR, 5 Full & 2 Half Baths. Sold "As Is". No Contingencies. \$10,000 Certified Check Required to Bid. Successful bidder(s) must increase deposit to 5% of total purchase price within 3 business days. Auction To Be Held At The Property On Saturday, June 3,@ 11:00 A.M. Sold "As Is." No Contingencies. Buyer to do own due diligence. Showings begin @ 1st open house Sun, May 21 :12 P.M.-2 P.M.

Property Information

Approx. Living Area: 5,753 Sq. Ft.	Approx. Acres: 5.26 (229,256 Sq. Ft.)	Garage Spaces: 3 Detached, Garage Door Opener, Work Area
Living Area Includes:	Heat Zones: 3 Steam, Oil	Parking Spaces: 12 Off-Street, Stone/Gravel, Paved Driveway
Living Area Source: Public Record	Cool Zones: 1 Central Air, Window AC	Approx. Street Frontage:
Living Area Disclosures:		
Disclosures:		

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	29X25	Fireplace, Flooring - Hardwood, French Doors
Dining Room:	1	22X16	Fireplace, Flooring - Hardwood, French Doors
Kitchen:	1	16X14	Pantry
Master Bedroom:	2	19X16	Bathroom - Full, Closet/Cabinets - Custom Built, Flooring - Hardwood, Flooring - Wall to Wall Carpet
Bedroom 2:	2	18X11	Closet, Flooring - Hardwood, Flooring - Wall to Wall Carpet
Bedroom 3:	2	17X12	Bathroom - Full, Closet, Flooring - Hardwood, Flooring - Wall to Wall Carpet
Bedroom 4:	2	19X12	Bathroom - Full, Fireplace, Flooring - Hardwood, Flooring - Wall to Wall Carpet
Bedroom 5:	2	21X15	Bathroom - Full, Fireplace, Flooring - Hardwood, Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Half, Dryer Hookup - Electric, Washer Hookup
Bath 2:	2		Bathroom - Full, Bathroom - With Shower Stall, Bathroom - With Tub
Bath 3:	2		Bathroom - Full
Study:	1	16X12	Fireplace, Flooring - Hardwood
Foyer:	1	20X15	Flooring - Hardwood
Other:	1	12X10	Dining Area
Bedroom:	2	13X10	Flooring - Hardwood, Flooring - Wall to Wall Carpet
Bedroom:	2	19X10	Flooring - Hardwood, Flooring - Wall to Wall Carpet

Features

Appliances: **Wall Oven, Dishwasher, Disposal, Countertop Range, Refrigerator, Vent Hood**
Area Amenities: **Public Transportation, Shopping, Golf Course, Medical Facility, Highway Access, House of Worship, Private School, Public School, T-Station, University**
Basement: **Yes Full, Partially Finished, Walk Out**
Beach: **No**
Electric: **110 Volts, 220 Volts, Fuses, Circuit Breakers, 100 Amps**
Energy Features: **Backup Generator**
Exterior: **Stucco**
Exterior Features: **Porch, Patio, Covered Patio/Deck, Professional Landscaping**
Flooring: **Wood, Tile, Wall to Wall Carpet**
Foundation Size:

Other Property Info

Disclosure Declaration: **Yes**
Exclusions:
Home Own Assn:
Lead Paint: **Unknown**
UFFI: Warranty Features:
Year Built: **1920** Source: **Public Record**
Year Built Description: **Actual**
Year Round: **No**
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **Undisclosed**

Foundation Description: **Poured Concrete**
Hot Water: **Oil**
Interior Features: **Security System, Cable Available, Intercom, Walk-up Attic, French Doors**
Lot Description: **Paved Drive, Golf Course Frontage**
Road Type: **Public**
Sewer Utilities: **City/Town Sewer**
Utility Connections: **for Electric Range, for Electric Oven, for Electric Dryer, Washer Hookup**
Water Utilities: **City/Town Water**
Waterfront: **No**
Water View: **No**

Tax Information

Pin #: **M:080 R:100 S:**
Assessed: **\$643,200**
Tax: **\$10,356** Tax Year: **2017**
Book: **14600** Page: **240**
Cert:
Zoning Code: **R1B**
Map: Block: Lot:

Auction Information

Deposit Required: **\$10,000**
Buyer's Premium: **No**
Seller's Confirmation/Reserve: **Yes**
Abbreviated Terms: **\$10,000 Certified Check Required to Bid.Auction To Be Held At The Property on Saturday, June 3 at 11:00 A.M.**

Market Information

Listing Date: 4/26/2017	Listing Market Time: MLS# has been on for 0 day(s)
Days on Market: Property has been on the market for a total of 0 day(s)	Office Market Time: Office has listed this property for 0 day(s)
Expiration Date:	Cash Paid for Upgrades:
Original Price: \$1	Seller Concessions at Closing:
Off Market Date:	
Sale Date:	

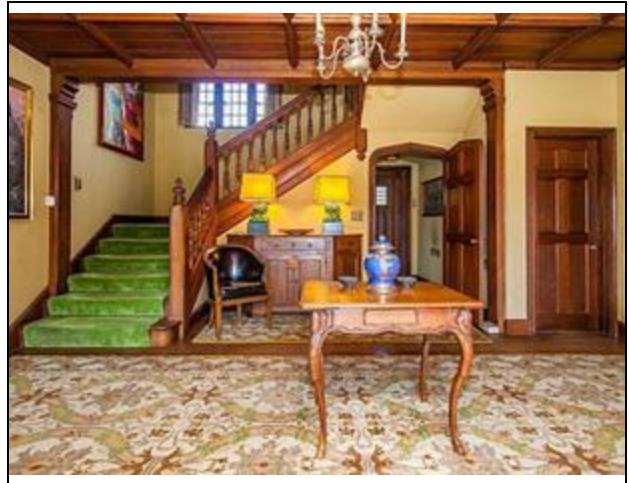
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Market History for 46 Samuel Ave, Brockton, MA: Campello, 02301-7044

MLS #	Date		DOM	DTO	Price
72153248	4/26/2017	Listed for \$1 min. bid Auction	0		\$1
Market History for Office Id: NB1398			0		
Market History for this property			0		

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