

Home Owner's Sale



STRATEGICREALESTATEGROUP.COM
Strategic Auctions, Inc.
877-426-8175

A Real Estate Brokerage and Accelerated
Auction Marketing Firm Licensed in MA & NH



MA Lic. No. AU0002860
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WORCESTER MA 01605-4026



By Accelerated

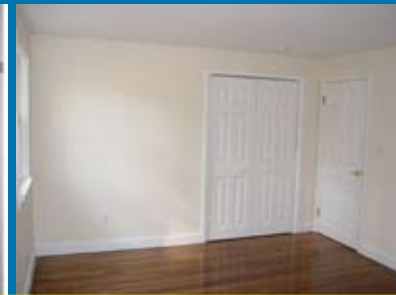
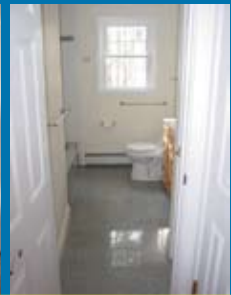


AUCTION Marketing

2 West St. Sharon, MA 02067

Auction: August 12th 10:00 a.m.

Open Houses: July 29 & August 5, 1-4



For your convenience preferred lender
United Funding
will be available at the open houses

**Real Estate Agents:
3.5% Co-Broke!**

If you wish to be added to our e-mail
distribution list please sign up at:
StrategicRealEstateGroup.com

- ✓ 3 Bedroom, 1 1/2 bath on Wooded 1/2 Acre Lot
- ✓ Gleaming Hardwood and Ceramic Tile Floors
- ✓ Features Fireplace, Built-in Bookcases and Cathedral Ceiling
- ✓ New Kitchen with Granite Counters and Maple Cabinetry
- ✓ All New Low-e Vinyl Windows & New 200 Amp Electrical Service
- ✓ Furnace and Septic System Recently Updated
- ✓ Includes Oversize Deck and Drive Under Garage

**Professionally Remodeled Tri-Level Home In
Sought-After Neighborhood Just off of South
Main Street, Ready for Immediate Move-In!**

Broker/ Agent Participation: Commissions are calculated upon the total contract sales price. The MA licensed sales agent must register their clients with the auctioneer, no later than August 11th, 10 a.m. and accompany their client to the auction sale.

Buyers Premium: An 8% buyer's premium will be added to the winning bid determining the total contract sales price.

Open House/ Inspection: Open Houses are scheduled Sunday, July 29 and Sunday, August 5, 1:00 - 4:00 p.m. Private showings and home inspections are available by appointment.

Abbreviated Terms of Sale: A \$5,000 deposit in Cash or Certified Funds is required to bid. Customary closing in 45 days or less. Subject to sale prior to auction date. For complete terms of sale please visit our website at: www.StrategicRealEstateGroup.com

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