

FOR SALE

37 HIGHFIELD DRIVE
SANDWICH MA 02563

OFFERED AT:
\$995,000



ABOUT THIS PROPERTY

Welcome to Rolling Ridge Farm, a family neighborhood with deeded fresh water beach and tennis court.

This home is full of bright light and warm rooms. Sit on the farmers porch with a coffee and enjoy the morning sun or in front of the roaring fire in the big open kitchen and vaulted family room.



FEATURES

- ✓ 4 Bedrooms
- ✓ 3 1/2 Bathrooms
- ✓ Custom cherry kitchen with granite/stainless/gas stove
- ✓ Tall ceiling heights
- ✓ 1st floor private office
- ✓ Bonus room off PrimaryBR
- ✓ Finished walk out basement w/ full bath and kitchenette
- ✓ Front and rear staircases
- ✓ Custom built in 1996
- ✓ One owner home
- ✓ Home is empty, spotless and move in ready
- ✓ 3125 sq. ft.



Hartel • Clinton
Commercial • Concord
REAL ESTATE • Falmouth

Jefferson Gould

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37 Highfield Drive Sandwich MA 02563

Offered at \$995,000

MLS # 73340421 pin and # 22500770 cape

4014 Sq Ft Colonial custom built in 1996

·4 Bedrooms

·3 ½ baths

·Finished walk out basement w/ full bath and kitchenette

·Private first floor office

·Large bonus room attached to primary bedroom suite

·Front and rear staircases

·Custom cherry kitchen

·Pantry and second walk in pantry

·5 burner gas stove (new 2016)

·SS appliances (new 2016)

·Leathered granite countertops

·Built in bookcases in family room

·Vaulted ceiling in family room

·Working fireplace in family room (cleaned 2024)

·Additional bonus room (craft room/playroom) in basement

·Wrap around farmers porch with mahogany decking

·Two car garage with openers and stairs to basement

·Central vacuum

·16 x 24 deck off kitchen

·Lower lever brick patio

·Fresh exterior paint

·New roof 2014

·New septic system 2004

·2024 property taxes \$9254

·Passing title 5 inspection 2024

·Property is located within the designated
nitrogen sensitive area

Marketed by Jefferson Gould

978-549-1484 jeffersongould@gmail.com

MA RE Lic # 96841NRDS ID# 251560405

Hartel Realty 230 Jones Rd Ste 6, Falmouth MA 02540



TOTAL: 3953 sq. ft

BELOW GROUND: 1024 sq. ft, FLOOR 2: 1491 sq. ft, FLOOR 3: 1438 sq. ft
EXCLUDED AREAS: ELECTRICAL ROOM: 249 sq. ft, HALL: 84 sq. ft, DECK: 285 sq. ft,
PORCH: 230 sq. ft, GARAGE: 470 sq. ft, FIREPLACE: 8 sq. ft,
LOW CEILING: 55 sq. ft, OPEN TO BELOW: 45 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.