



# HARTEL REALTY - Falmouth | Quincy

[www.HartelRealty.com](http://www.HartelRealty.com)

*187 Cairn Ridge Road ~ Ballymeade Estates  
East Falmouth, MA*

**Offered at \$1,995,000**



- ❖ *TENNIS COURT*
- ❖ *BASKETBALL COURT*
- ❖ *21 X 41 IN-GROUND POOL*
- ❖ *CABANA ~ FIRE PIT*
- ❖ *OUTDOOR GRILL AREA*
- ❖ *SURROUNDING STONE PATIO*
- ❖ *TRANQUIL FENCED REAR YARD*
- ❖ *8,000+ SF OF SPACIOUS LIVING AREA ~*  
*(INCLUDES LOWER LEVEL LIVING AREA)*

- ❖ Extensive Craftsmanship Throughout Entire Home
- ❖ Brazilian Cherry & Tile Flooring
- ❖ Formal Kitchen Featuring Viking & Miele
- ❖ Surround Sound Stereo
- ❖ Andersen Windows ~ French Doors
- ❖ Custom Louvre Window Treatments
- ❖ Custom Cabinetry ~ Crown Molding
- ❖ Stone Fireplaces with Gas Inserts
- ❖ All Bedrooms en Suite with Private Decks
- ❖ Two Laundry Facilities
- ❖ Finished Lower Level complete with Kitchen



## Hartel Realty

230 Jones Road | 40 Willard Street  
Suite 6 | Suite 207  
Falmouth, MA | Quincy, MA

Jody Shaw  
508-566-3556

[Jody@HartelRealty.com](mailto:Jody@HartelRealty.com)

Greg Hartel  
617-256-3169

[Greg@HartelRealty.com](mailto:Greg@HartelRealty.com)

# DETAILS

187 Cairn Ridge Road	<i>East Falmouth, MA</i>
FY 2014 Taxes	<i>\$8,736</i>
Home Area	<i>5,196± SF</i>
Finished Lower Level	<i>3,051± SF</i>
Acreage	<i>1.26± Acres</i>
In-Ground Pool	<i>21 x 41</i>
Cabana	<i>256± SF</i>
Tennis Court	<i>5,610± SF</i>

---

Exclusive Private Gated Subdivision with Two Golf Courses in an Area of Superior Homes ~ State-of-the-Art Clubhouse features Swimming Pool, Ten-Court Tennis, First Class Croquet Pitch, Health Club, Restaurants

Golf Club Information ~ [www.ballymeade.com](http://www.ballymeade.com)      [www.tgccc.com](http://www.tgccc.com)

---

Offered at \$1,995,000

FEATURED EXCLUSIVELY BY

**Hartel Realty**

230 Jones Road ~ 40 Willard Street  
Suite 6 ~ Suite 207  
Falmouth, MA ~ Quincy, MA

Jody Shaw  
508-566-3556

[Jody@HartelRealty.com](mailto:Jody@HartelRealty.com)

Greg Hartel  
617-256-3169

[Greg@HartelRealty.com](mailto:Greg@HartelRealty.com)



# FEATURED DETAILS

- 
- ❖ Extensive Craftsmanship Throughout Entire Home
  - ❖ Brazilian Cherry & Tile Flooring
  - ❖ Formal Kitchen Featuring Viking & Miele
  - ❖ Surround Sound Stereo
  - ❖ Andersen Windows ~ French Doors
  - ❖ Custom Louvre Window Treatments
  - ❖ Custom Cabinetry ~ Crown Molding
  - ❖ Stone Fireplaces with Gas Inserts
  - ❖ All Bedrooms en Suite with Private Decks
  - ❖ Two Laundry Facilities
  - ❖ Finished Lower Level complete with Kitchen



## GRAND FOYER

*Exceptional Craftsmanship and Detail are the fine points of this home.*

# FORMAL LIVING AT ITS BEST

## Meticulous Formal Kitchen

*Custom Cabinetry ~ Granite Accents*

*High End Appliances*

*Featuring Viking – Miele*



## Living Room with Brazilian Cherry Floors

*Andersen Windows ~ Louvre Treatments*

*Andersen French Doors ~ 14' Vaulted Ceilings*





# PROFESSIONAL LANDSCAPING



# TREX DECKING SURROUND HOME

Front View

Rear View

*Private Gated Community ~ Tranquil Nature ~ Elegant Architecture ~ Priceless Splendor ~ Family*





# POOL ~ TENNIS COURTS CABANA ~ FIRE PIT





# INTERIOR EXQUISITES

## Formal Dining Room

*Coffered 9' Ceilings ~ Brazilian Cherry Floors*



## Upper Level Suite

*Sitting Area ~ Gas Fireplace ~ French Doors*



# INTERIOR EXQUISITES

## Master Suite

*Step-down Entry ~  
Featuring His & Hers Walk-in Closets*



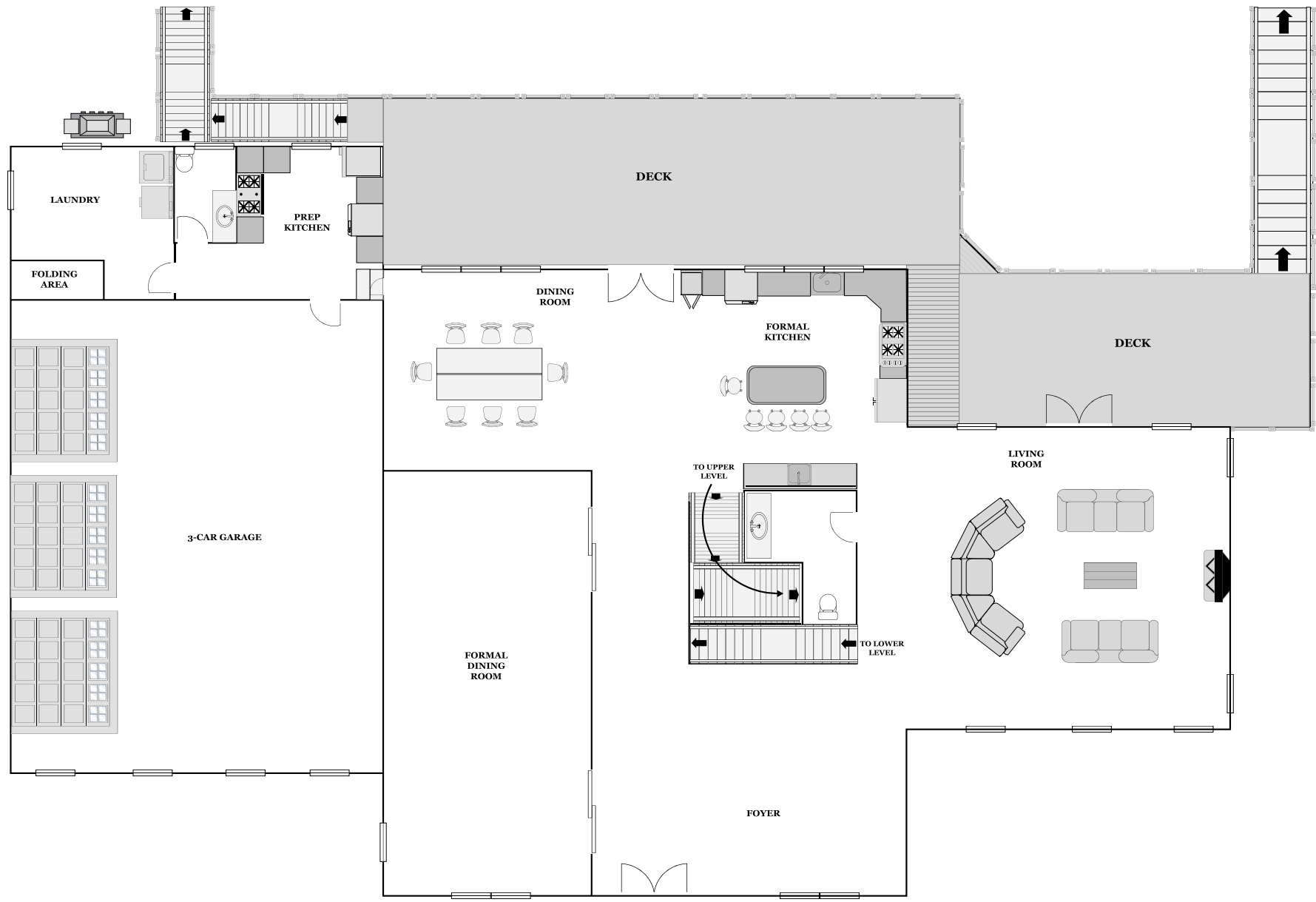
## Master Bath en Suite

*Tile ~ Jacuzzi Tub ~ Glass Enclosed Shower*

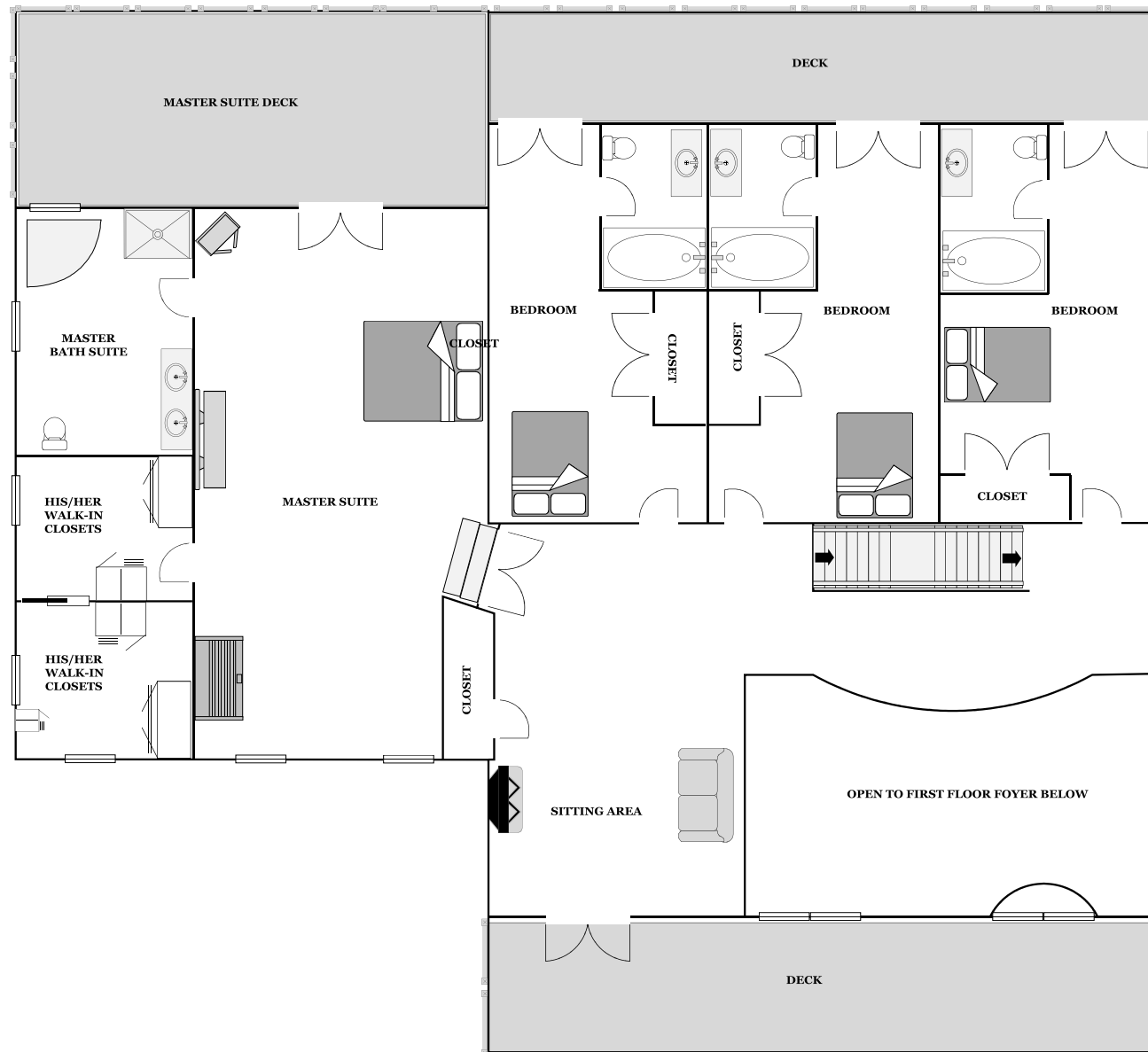




# MAIN LEVEL



# UPPER LEVEL





# LOWER LEVEL

