

## EXQUISITE WATER VIEWS

Spectacular views and magical sunsets of Phinney's Harbor in this Cape Cod style home which has all the charm and character of old Cape Cod.



HARTEL REALTY  
FALMOUTH-QUINCY

15 WORCESTER AVENUE, BOURNE, MA



# Property Description

Rare opportunity to own this charming classic Cape Cod home in the desirable neighborhood of Monument Beach Village. Enjoy water views from every room. Walk along the nearby beach. Enjoy the area's best location for spectacular sunsets.

This beautiful home has many noteworthy upgrades from 2014 to 2019. There are 8 rooms, 5 bedrooms, 2 full baths and one half bath in over 2,290 square feet of living area on a .10± acre lot.

Meticulously upgraded kitchen and appliances with new fixtures, refinished hardwood floors throughout, new half bath on first floor, new guest bath and new master bath on second floor with high end fixtures.

The basement has been remodeled with reclaimed wood and insulated, and includes a dehumidifier and sink.

Newly painted exterior, new roof and siding with blown in insulation on entire home. There is a new Septic system, new windows, outdoor shower, rinse station and a new irrigation system.

The Pergolas have been rebuilt, sanded and repainted as well as the outdoor floor decking. The gutter system has been redone and there is also a New Generac Generator. Details of the upgrades and improvements on the following page.

There are views from all of the rooms facing Phinney's Harbor.

All these details make this a truly special place to live and enjoy for years to come.

**Offered for \$795,000**



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## *Property Details*

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**Property:** 15 Worcester Avenue

**Lot Size:** .10± Acre

**GLA:** 2,290± SF

**Rooms:** 8 Rooms/5 Bedrooms/2 Full 1 Half Bath

**Deck:** 338± SF

**Op. Porch:** 380± SF

**Floors:** Hardwood

**Heat:** FHA/Gas

**Water:** Town

**Sewer:** Private

**FY 2020 Assessment:**

\$461,000

Land: \$243,500

Building: \$217,500

**FY 2020 Tax:** \$4,951±



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## *Yearly Improvement Details*

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### **2014**

New Roof  
New Siding  
Blown in Insulation in Entire Home

### **2015**

New Septic System  
New Windows  
Interior Paint  
Exterior Rinsing Station/Shower Under Deck  
All Hardwood Floors Redone  
Installation of Irrigation System  
Rebuilt Pergola

### **2016**

New Kitchen & Appliances -  
Refrigerator, Gas Stove, Exhaust Fan, Dishwasher  
New Electrical, Plumbing, Heating in Kitchen  
New Fixtures  
New Half Bath First Level, including Toilet, Vanity,  
Vessel Sink & Faucet  
New Dryer

### **2017**

New Second Level Guest Bath  
New Master Bath with High End Fixtures  
New Fur Flooring in Both Baths  
New Plumbing, Electrical, Heat in Both Baths

### **2018**

Exterior Trim and Covered Deck Area Painted  
New Exterior Lower Siding on House  
New Gutter System  
Generac Generator Installed

### **2019**

Remodel Entire Basement with Reclaimed Wood  
Built-In Dehumidifier & Sink  
Insulate Basement  
Exterior Floor Decking & Pergolas, Sanded and Painted





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## Satellite View



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## Panoramic Satellite View



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***15 Worcester Avenue, Bourne, Cape Cod, MA***

Bourne's geography includes its location on Buzzards Bay and the Cape Cod Canal. There are several peninsulas and islands along the shorelines, which create several small coves and harbors. There are also several small ponds and rivers, all of which, except the Herring River, feed directly into the Canal and deed into Buzzards Bay. The largest of these inlets, Buttermilk Bay, lies along the border with Wareham. Because of the large parcel of land occupied by Otis A.N.G.B. in the eastern part of the town, the majority of

settlement is either along the shores of the Canal or along Buzzards Bay. Bourne has several villages on the south side of the Bourne Bridge, including Pocasset, Monument Beach and Cataumet.

1 5 Worcester Avenue - Monument Beach has been completely updated over the last six years, with 8 Rooms 5 Bedrooms and 2 Full Baths and 1 half Bath in over 2,290 SF of living area. Exceptional views of Phinney's Harbor from every room and large oversized outdoor deck area make this a truly one of a kind property. This extraordinary home has all the charm and character of Cape Cod.

