



**HARTEL REALTY**

*Strategic Real Estate Services*

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**274 Cairn Ridge Road  
East Falmouth, MA**



- \* **EXCEPTIONAL CUSTOM HOME IN BALLYMEADE ESTATES**
  - \* **3,243± SF ON ONE LEVEL**
  - \* **OUTSIZED GREAT ROOM/LIVING ROOM/STUDY**
  - \* **KITCHEN/DINING/FOUR SEASON PORCH**
  - \* **7 ROOMS/4 BEDROOMS/4 FULL BATHS**
  - \* **3-CAR GARAGE /IRRIGATION WELL/GENERATOR**

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**OFFERED AT \$899,000**

**FY 2019 ASSESSMENT - \$984,100**

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*Offered by:*



**HARTEL REALTY**

230 Jones Road  
Suite 6  
Falmouth MA 02540

40 Willard Street  
Suite 207  
Quincy MA 02169

Greg Hartel  
617-256-3169  
Greg@HartelRealty.com

Jody Shaw  
508-566-3556  
Jody@HartelRealty.com

Main Office  
508-444-0172  
www.HartelRealty.com



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## *Property Details*

- \* 3,243± SF Living Area
- \* 7 Rooms/4 Bedrooms/4 Full Baths
- \* Hardwood/Tile Floors Throughout
- \* Outsized Great Room/Skylights
- \* Kitchen with Granite Island
- \* Fireplace/Vaulted Ceilings/4-Season Porch
- \* 1st Floor Laundry
- \* 4 Full Baths
- \* Deck /3-Car Attached Garage
- \* Finished Basement/Wine Cellar
- \* 1.47± Acre Lot
- \* Quiet Private Lot on Quiet Street
- \* Year Built 1998
  
- \* Ballymeade Estates Location
- \* Two Championship Golf Courses
- \* Clubhouse/Restaurant



*Offered by:*



**HARTEL COMMERCIAL REAL ESTATE**

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## *Interiors*

**Kitchen**



**Great  
Room**



**4-Season  
Porch**



*Exteriors*

Front View



Front View



Rear View



*Interiors*

**Master  
Bedroom**



**Bedroom**



**Finished  
Basement**



# *Amenities*



## *Amenities*





**Satellites**

