



**HARTEL REALTY**

*Strategic Real Estate Services*

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**83A Fairway Pointe - Ballymeade Estates  
East Falmouth, MA**

**Offered for \$449,925**



- \* **FAIRWAY POINTE TOWNHOME - FY 2019 ASSESSMENT: \$593,000**
  - \* **2,015± SF ON 3 LEVELS - FULL FINISHED BASEMENT**
  - \* **2-CAR UNDER GARAGE (1 BAY CONVERTED INTO ROOM)**
  - \* **ENCLOSED FLORIDA ROOM & 1ST FLOOR BEDROOM SUITE**
  - \* **7 ROOMS/3 BEDROOMS/3 FULL BATHS/1 HALF BATH**
  - \* **PRIVATE ASSOCIATION POOL/CLUBHOUSE**

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***OPTIONAL GOLF AND COUNTRY CLUB AMENITIES***

***At Two Championship Golf Courses***

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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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## 83A Fairway Pointe



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## *Property Details*

- \* **FY 2019 Assessment - \$593,000**
- \* **2,015± SF Living Area**
- \* **Gated Community**
- \* **7 Rooms/3 Bedrooms/3 Baths/1 Half Bath**
- \* **Hardwood Floors Throughout**
- \* **Enclosed 3-Season Room**
- \* **Open Kitchen / Dining / Living Room**
- \* **Baths on Three Levels**
- \* **2-Car Under Garage (1 Converted into Room)**
- \* **Optional Golf Club Amenities at**  
**Two Championship Golf Courses**
- \* **Year Built 1997**



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### HARTEL COMMERCIAL REAL ESTATE

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Falmouth MA 02540

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## *Interiors*

**Enclosed 3-Season Room**



**Kitchen**



**Open Dining /  
Living Room**



## *Interiors*

**1st Floor  
Bedroom Suite**



**1st Floor Bath**



**Buffet Area  
w/Wet Bar**



## *Interiors*

**Formal Dining  
Room**



**Stairway to Upper  
Level**



**Master Suite**



## *Interiors*

**Dressing Area  
w/Walk In Closet**



**Master Bath**



**View from Master  
Suite Balcony**



## *Interiors*

**View from Master  
Suite Rear Deck**



**Lower Level Finished  
Area**

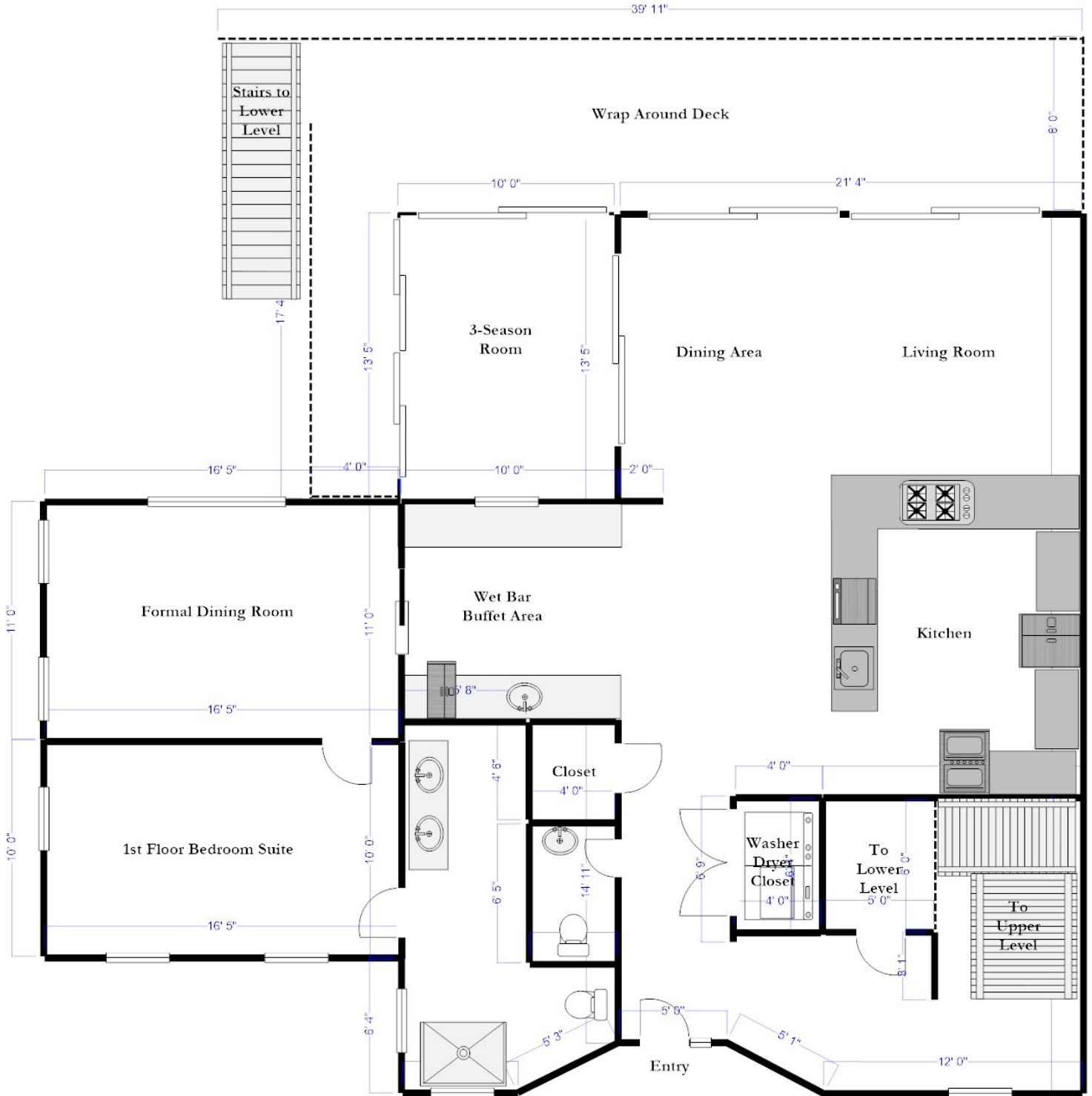


**Lower Level Bath**

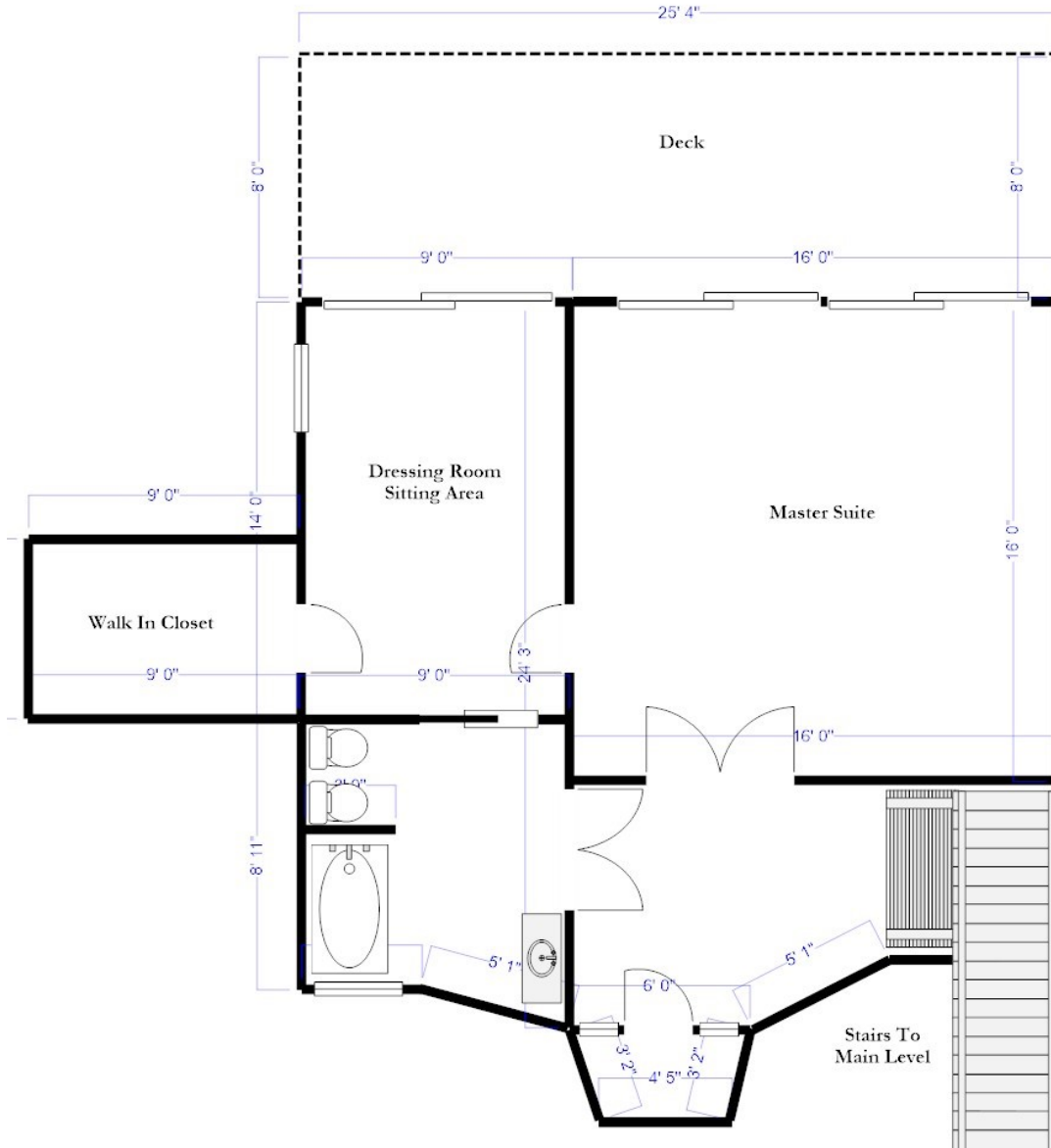




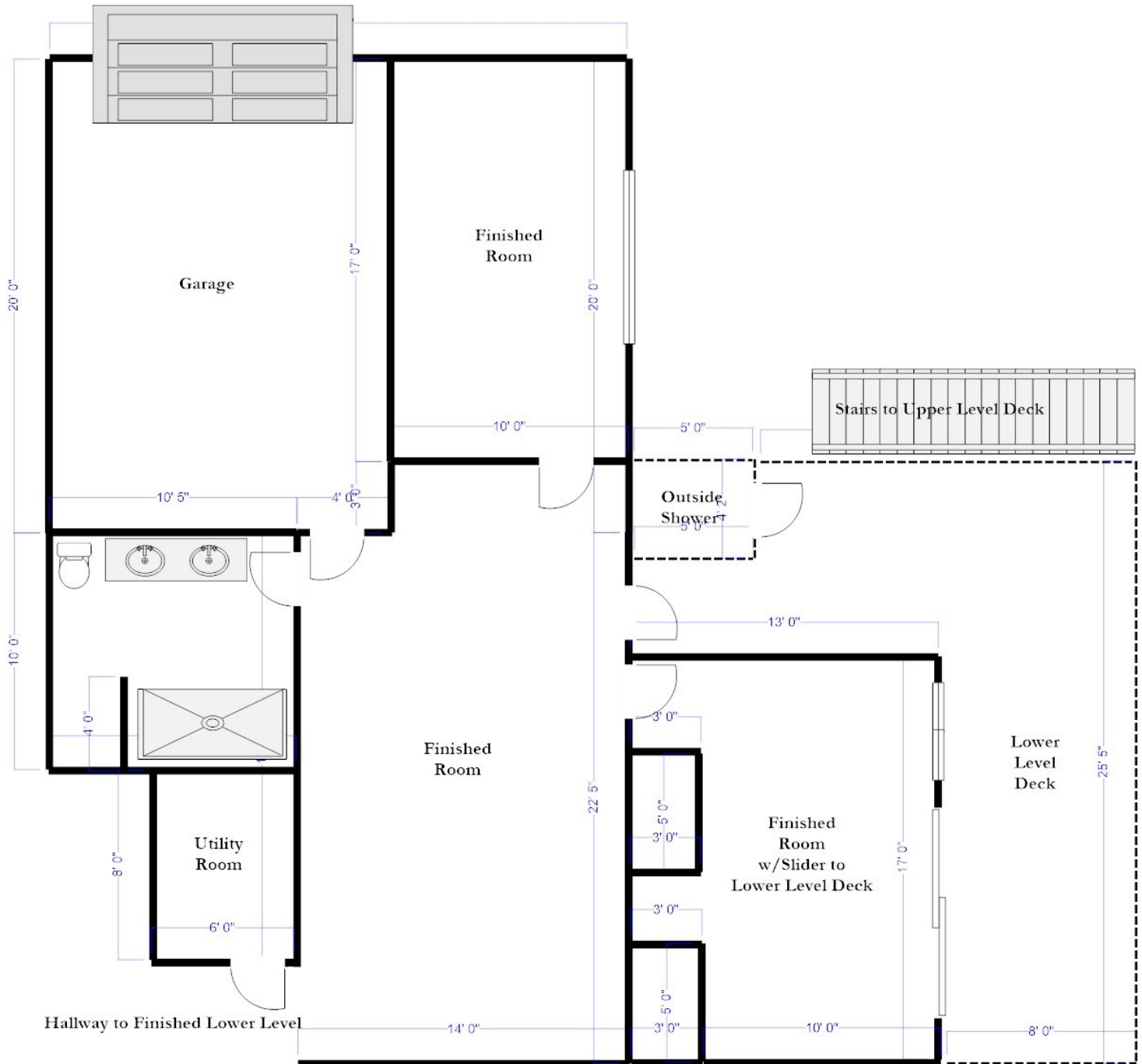
# Floorplans - Main Level



# Floorplans - 2nd Level



# Floorplans - Lower Level





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## Satellite

