



HARTEL REALTY

FALMOUTH - QUINCY

328 ELM RD

FALMOUTH, MA



HARTEL REALTY

Strategic Real Estate Services

Property Details: 328 Elm Rd - Falmouth, MA

- * TWO STORY CONTEMPORARY STYLE DWELLING - DISTANT WATER VIEWS
- * ADJACENT TO SHINING SEA BIKEWAY AND SALT POND BIRD SANCTUARY
- * LOCATED OFF SURF DRIVE IN THE DESIRABLE MOORS ASSOCIATION
- * LESS THAN 1 MILE TO DOWNTOWN MAIN STREET & WOODS HOLE
- * 2,788± SF GLA ON .56± ACRE
- * ZONED RB - RESIDENCE B
- * 8 ROOMS / 5 BEDROOMS / 1 FULL BATH & 2 HALF BATHS
- * 1 Fireplaces - FHW/Oil
- * 1,120± SF UNFINISHED WALK OUT BASEMENT
- * Patio & Large Deck w/Gazebo & and Hot Tub
- * 2-CAR ATTACHED GARAGE
- * Shareholders enjoy Grounds with Open Fields for Sporting Activities and Social Events, Tennis Courts and Private Beach Amenities w/Clubhouse

SHOWN BY APPOINTMENT ONLY - CALL TO SCHEDULE

Gretchen Hartel

508-524-9080 - Gretchen@HartelRealty.com

Disclaimer:

All information stated herein is assumed to be correct. We are not responsible for any discrepancies.

Price Improvement - Offered for \$1,995,000



230 Jones Road
Suite 6
Falmouth MA 02540

40 Willard Street
Suite 207
Quincy MA 02169

Gretchen Hartel
508-524-9080
Gretchen@HartelRealty.com

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

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



HARTEL REALTY

FALMOUTH - QUINCY

328 ELM RD

FALMOUTH, MA

Exterior Photos



Exterior Photos



Exterior Photos



Amenity Photos - for Shareholders





HARTEL REALTY

Strategic Real Estate Services



Satellite Map



HARTEL REALTY

230 Jones Road
Suite 6
Falmouth MA 02540

40 Willard Street
Suite 207
Quincy MA 02169

Gretchen Hartel
508-524-9080
Gretchen@HartelRealty.com

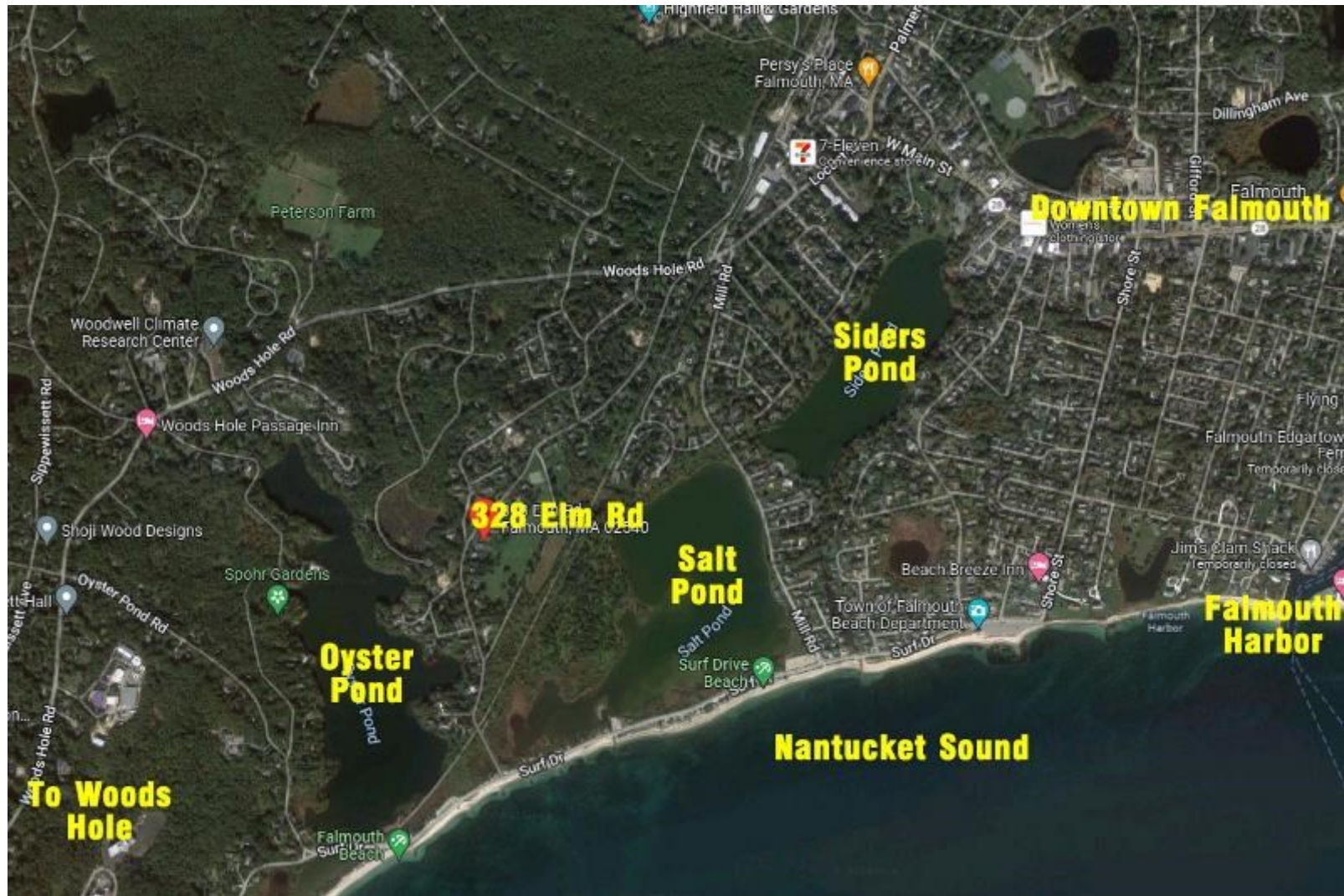
Greg Hartel
617-256-3169
Greg@HartelRealty.com

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



HARTEL REALTY

Strategic Real Estate Services



Neighborhood Map



HARTEL REALTY

230 Jones Road
Suite 6
Falmouth MA 02540

40 Willard Street
Suite 207
Quincy MA 02169

Gretchen Hartel
508-524-9080
Gretchen@HartelRealty.com

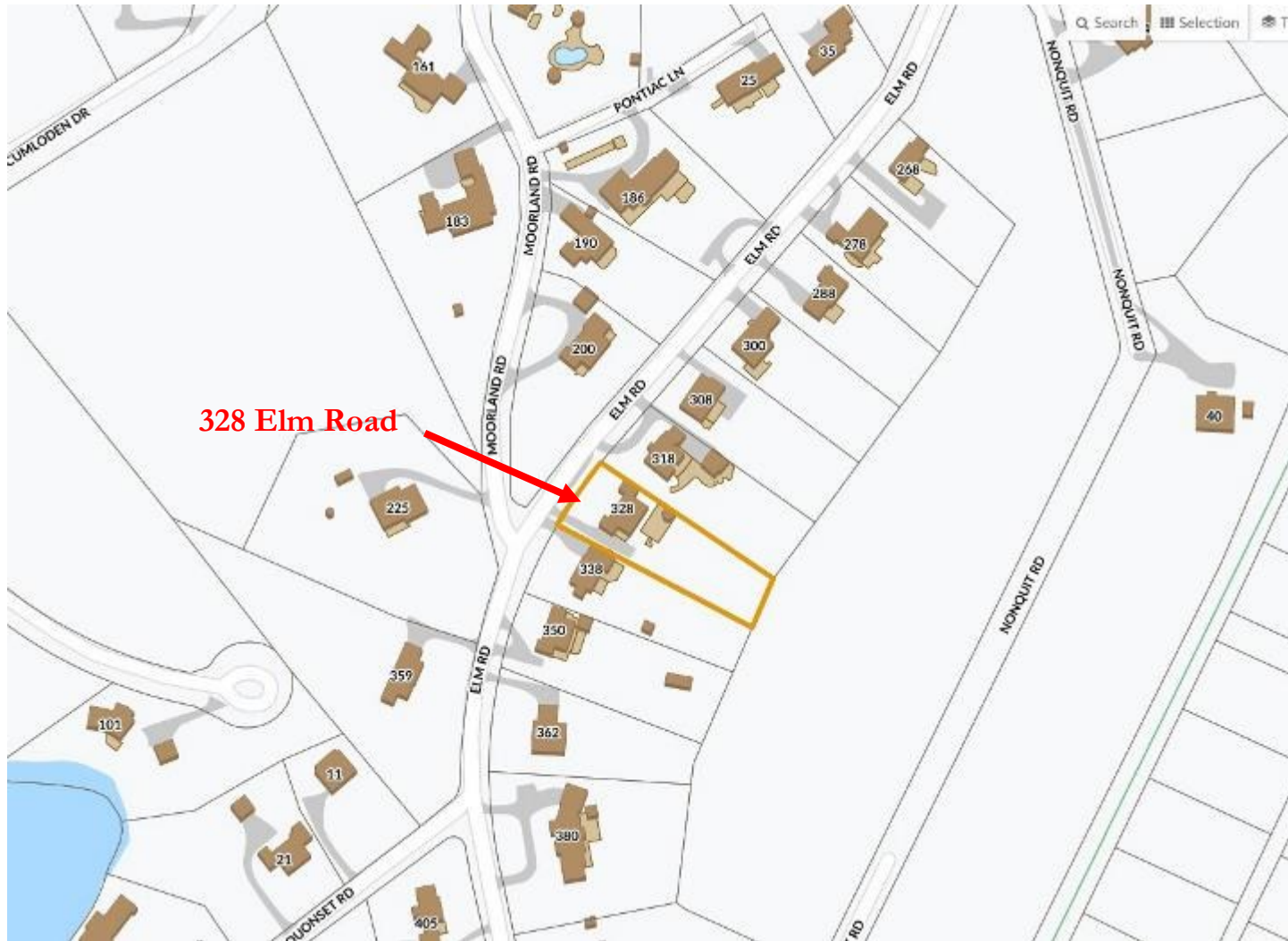
Greg Hartel
617-256-3169
Greg@HartelRealty.com

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



HARTEL REALTY

Strategic Real Estate Services



Assessor Map



HARTEL REALTY

230 Jones Road
Suite 6
Falmouth MA 02540

40 Willard Street
Suite 207
Quincy MA 02169

Gretchen Hartel
508-524-9080
Gretchen@HartelRealty.com

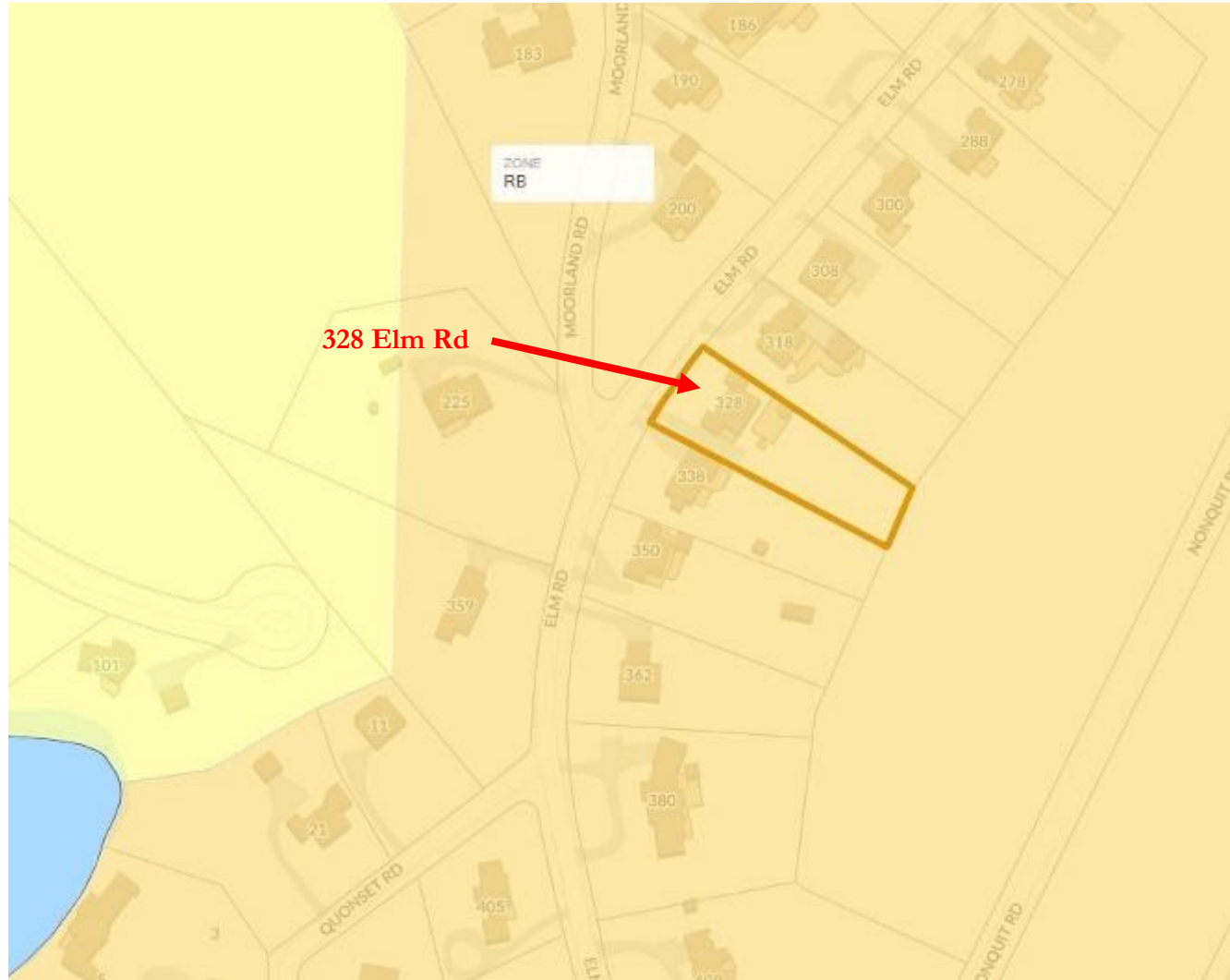
Greg Hartel
617-256-3169
Greg@HartelRealty.com

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



HARTEL REALTY

Strategic Real Estate Services



Zoning Map - RB Zone



HARTEL REALTY

230 Jones Road
Suite 6
Falmouth MA 02540

40 Willard Street
Suite 207
Quincy MA 02169

Gretchen Hartel
508-524-9080
Gretchen@HartelRealty.com

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

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