

Ballymeade Estates

Exquisite Single Family Home

56 Wellwood Circle, E. Falmouth, MA

Offered at \$950,000



- ❖ Exclusive Private Subdivision with Two Golf Courses
- ❖ Quiet Cul de Sac in Area of Superior Homes
- ❖ Pool ~ Ten Court Tennis ~ Health Club ~ Restaurants ~ Full Service Clubhouse
- ❖ New First Class Croquet Pitch

Retained to Market by:



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Property Details



• <i>Address</i>	56 Wellwood Circle, E. Falmouth, MA
• <i>FY 2014 Assessment</i>	\$649,300
• <i>FY 2014 Annual Taxes</i>	\$5,291.80
• <i>Living Area</i>	3,357± SF
• <i>Land Area</i>	1.13± Acres
• <i>FY 2014 Association Fees</i>	\$1,100/ Annual
• <i>Covenants</i>	Restrictions - Yes
• <i>Town/Well Water</i>	Municipal
• <i>Town/Private Septic</i>	Private
• <i>Amenities</i>	Clubhouse, Common Area, Pool, Tennis, Health Club, Golf Course (Additional Fees may Apply)

Located on the 9th Fairway of The Golf Club of Cape Cod

This custom quality spectacular home offers a high level of craftsmanship and attention to detail with seven rooms, three bedrooms (option for a fourth), hardwood floors throughout, new roof, four fireplaces of which two are gas and two are wood burning, large first floor master suite, designer kitchen with high end appliances, center island and breakfast sitting area with golf course views.

Site & Property Overview



- Ballymeade Estates and Country Club contains 1,000± acres of private subdivision located on Route 151, 7.44± miles south of the Bourne Bridge and just .65± mile from Route 28 points north and south. Route 151, the mid point to Falmouth Center, connects to Mashpee east and North Falmouth west. This private subdivision is in very close proximity to major highways, yet nestled in an area of secluded tree-lined privacy abutting conservation land.
- The property is located on a quiet cul-de-sac in the highly sought after Ballymeade Estates. This subdivision consists of superior, luxurious homes with gated entrance and security, many amenities and breathtaking views from certain elevations of distance water views. There is a semi-private golf course which welcomes the public and a private golf course for members only, each with its own State of the Art Clubhouse. Amenities include Swimming Pool, Ten-court Tennis courts, Health Club, First Class Croquet Pitch, Restaurants and Common Areas.
- Located on a quiet cul-de-sac with fantastic views and adjacent to the 9th fairway of The Golf Club of Cape Cod, is this custom quality 3 bedroom 3 Bath home in Ballymeade Estates. This home features a high level of craftsmanship and attention to detail throughout. There is a large 1st floor master suite, designer kitchen with high end appliances, center island and breakfast sitting area with golf course views. Separate dining and living room with access to outdoor sitting and grilling. Beautifully landscaped with abundant privacy.

Satellite

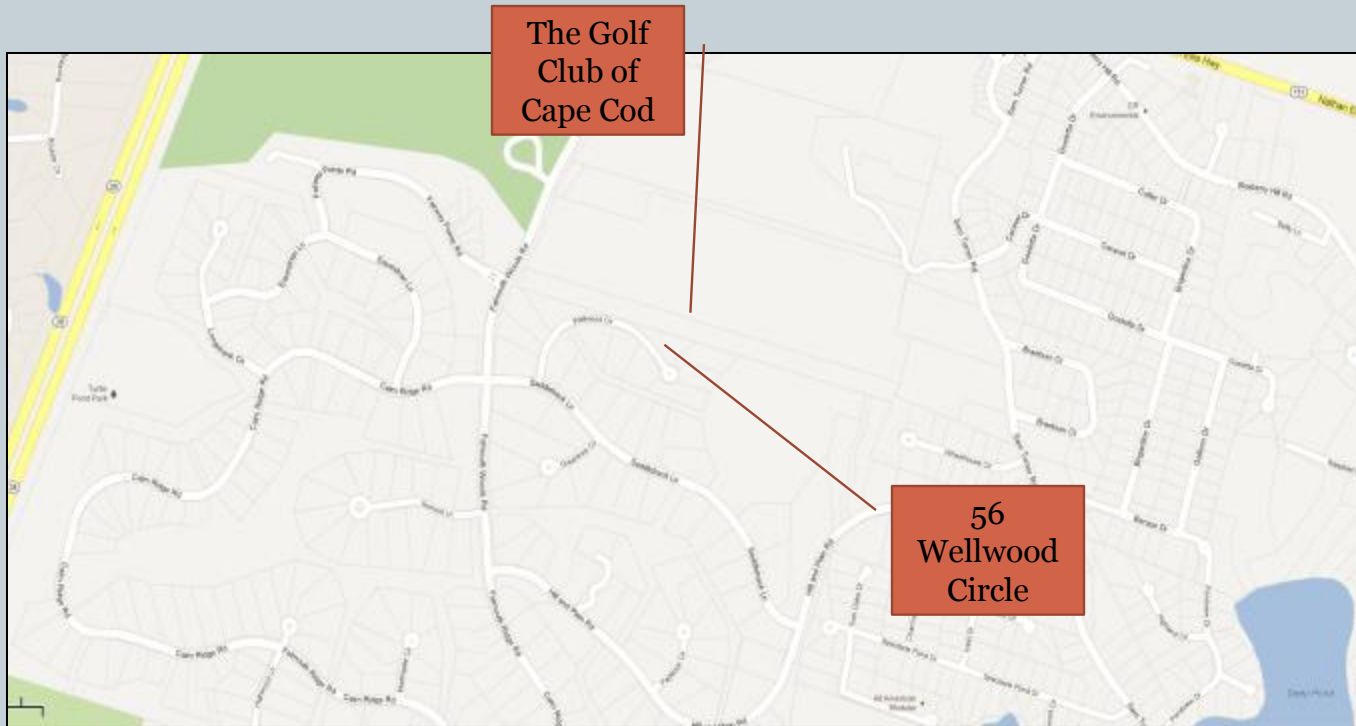


**56
Wellwood
Circle**

**Buzzards
Bay**

**Golf
Course &
Clubhouse**

Location



Property Views



Property Exterior Views



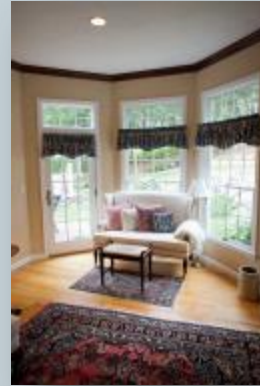
Property Views



Property Interior Views



Property Views



Property Interior Views

