



HARTEL COMMERCIAL

Strategic Real Estate Services

FOR SALE - \$425,000

Residential 1.11± Acre Single Family Parcel

BALLYMEADE ESTATES

Lot 1 - Highwood Lane, East Falmouth, MA



- Spectacular Ocean Views on Exquisite Lot
- Exclusive Private Subdivision with Two Golf Courses
- Area of Superior Homes on quiet Cul-De-Sac
- Custom Build your Home on 1.11± Acres
 - Pool,, Restaurants
 - Full Service Clubhouse

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230 Jones Road, Unit 6, Falmouth, MA 02540 | 40 Willard Street, Quincy, MA 02169

Main: (508) 444-0172 ♦ Fax: (508) 548-2995

Greg Hartel - Cell: (617) 256-3169 ♦ Jody Shaw – Cell: 508-566-3556

email: Greg@HartelRealty.com or Jody@HartelRealty.com

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Executive Summary

Property Address:	Lot 01 – Highwood Lane Ballymeade Estates East Falmouth, MA
Property:	Residential Single Family Parcel
Sale Price:	\$425,000
Property ID:	15 03 015 001
Land Area:	1.11± Acres
FY 2019 Assessment:	\$390,900 (Land Only)
FY 2019 Taxes:	\$3,533±
Association Fees:	\$1,350/Annual - Common Areas, Road Maintenance, Rubbish Removal, Security, Gated Entrance
Building Restrictions:	Minimum House Size – 3,500 SF
Covenants:	Restrictions - Yes
Town/Well Water:	Municipal
Town/Private Septic:	Private Septic
Amenities:	Clubhouse, Common Area, Pool, Golf Course – Additional Fees may apply

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Property Description

General Site 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.

Ballymeade Estates Description:

The property is located in the highly sought after Ballymeade Estates. This site has spectacular ocean views on an exquisite lot with 1.11± acres nestled between conservation land and the quiet cul-de-sac it is located on. Ballymeade Estates 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, Clubhouse, Restaurants and Common Areas.

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Satellite View



Buzzards
Bay

**Lot 1
Highwood Lane
E. Falmouth, MA**

Conservation
Land

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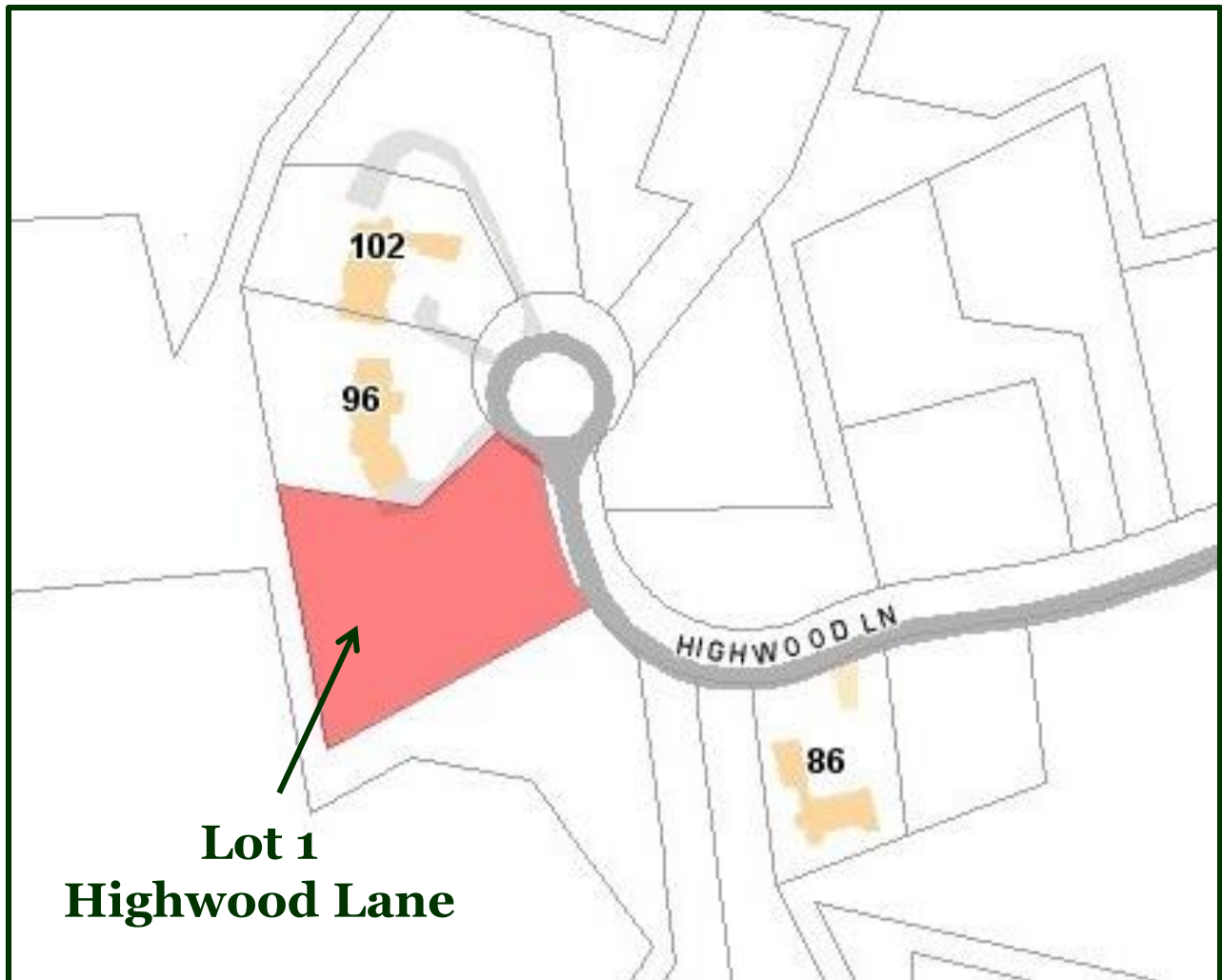
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Assessor's Map



Lot 1
Highwood Lane

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Plan of Land – Lot 1 Highwood Lane



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Development Map



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Aerial Golf Course View



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