

## EXQUISITE WATER VISTAS



Spectacular views of Cape Cod Bay await you in this truly magnificent shingle style home. Brand new construction under-way on a former horse farm with vistas from every room in the house. Exceptional living in this one-of-a-kind modern estate with 4 bedrooms, 4 full baths and over 5,250 SF of living area.



HARTEL COMMERCIAL REAL ESTATE  
FALMOUTH - QUINCY

27 GULLY LANE SANDWICH, MA



# Property Details



This beautiful home will have 4 bedrooms, 4 full baths and over 5,250 square feet of living area. Meticulously designed gourmet kitchen, quartz countertops, center island, high end stainless appliances open up to a family room with custom fireplace, living room and dining room. The second floor includes a spacious en-suite Master bedroom with walk in closets, custom shower and water views from the generous window layout. In addition, there are three bedrooms and two full bathrooms plus laundry room on the second floor with views from all of the rooms. Wide plank wood floors will great you throughout the home and bright airy rooms along with an open floor plan provide many living options. The grounds will be landscaped and manicured in keeping with a home of this stature and include plenty of plantings and open space to enjoy and entertain. Plus a 3-car garage and many other fine details will make this a truly special place to live and enjoy for years to come.

## Offered for \$1,695,000



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- NOTES:
1. ALL NEW TO BE AZEK SOLID PVC
  2. REFER TO MANUFACTURER'S CATALOG SHEETS AND SAMPLES FOR ALL ITEMS CALLED OUT ON ELEVATIONS
  3. ALL SIDING TO BE COMPOSITE WITH 100% AZEK BUILT BOARD
  4. ALL COVERED PORCH CEILING TO BE COVERED WITH AZEK DECKBOARD SHEETS
  5. ALL PORCHES AND DECKS TO HAVE 1" AZEK VERTICAL BOARD FROM BROWLINE OF DECK TO FIRST GRADE
  6. ALL PORCHES TO HAVE ONE GRANITE STEP TO FIRST GRADE

1 FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



2 REAR ELEVATION  
SCALE: 1/4" = 1'-0"



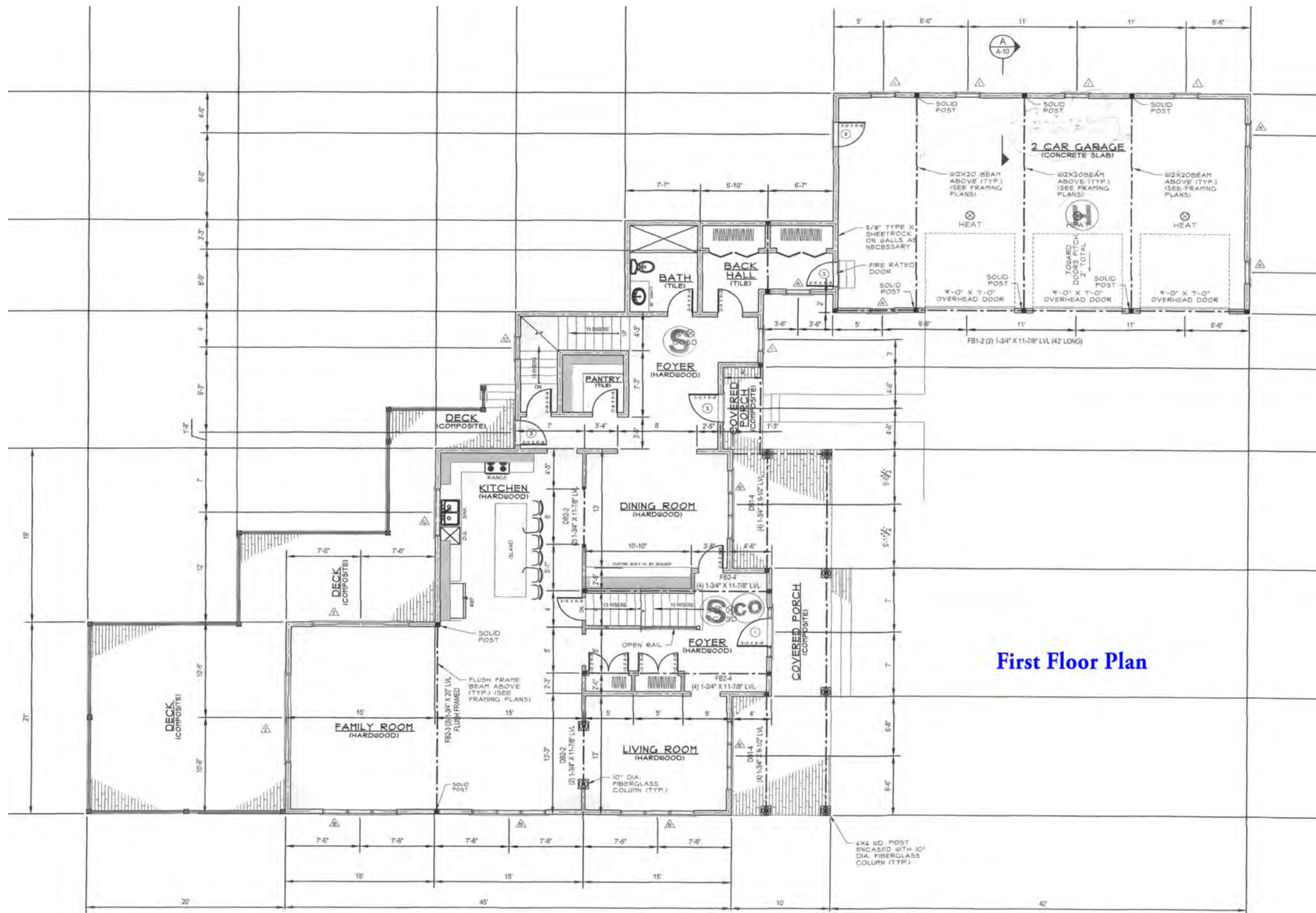


3 LEFT ELEVATION  
SCALE: 1/4" = 1'-0"



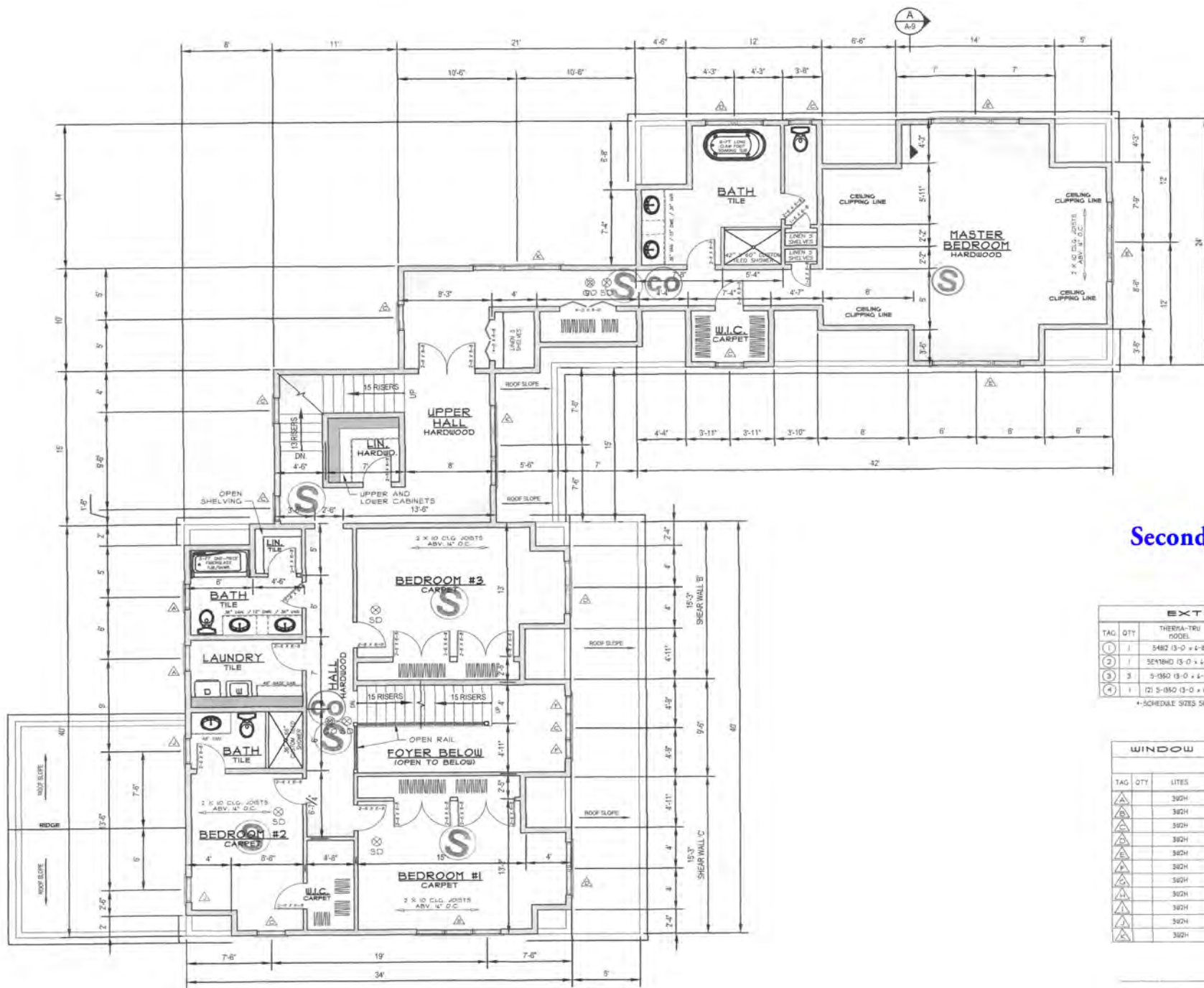
4 RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"





**First Floor Plan**





**Second Floor Plan**

EXTERIOR DOOR SCHEDULE				
TAG	QTY	THERRA-TRU MODEL	HARDWARE	DESCRIPTION
1	1	5482 (3-0 x 4-8)	DBL BORE 16 CASING 4-1/4 JAMB PFJ	2 PANEL 2 LITE
2	1	5518MD (3-0 x 4-8)	DBL BORE 16 CASING 4-1/4 JAMB PFJ	2 PANEL FIRE DR.
3	3	5-050 (3-0 x 4-8)	DBL BORE 16 CASING 4-1/4 JAMB PFJ	2 PANEL 4 LITE
4	1	121 S-050 (3-0 x 4-8)	DBL BORE 16 CASING 4-1/4 JAMB PFJ	2 PANEL 4 LITE

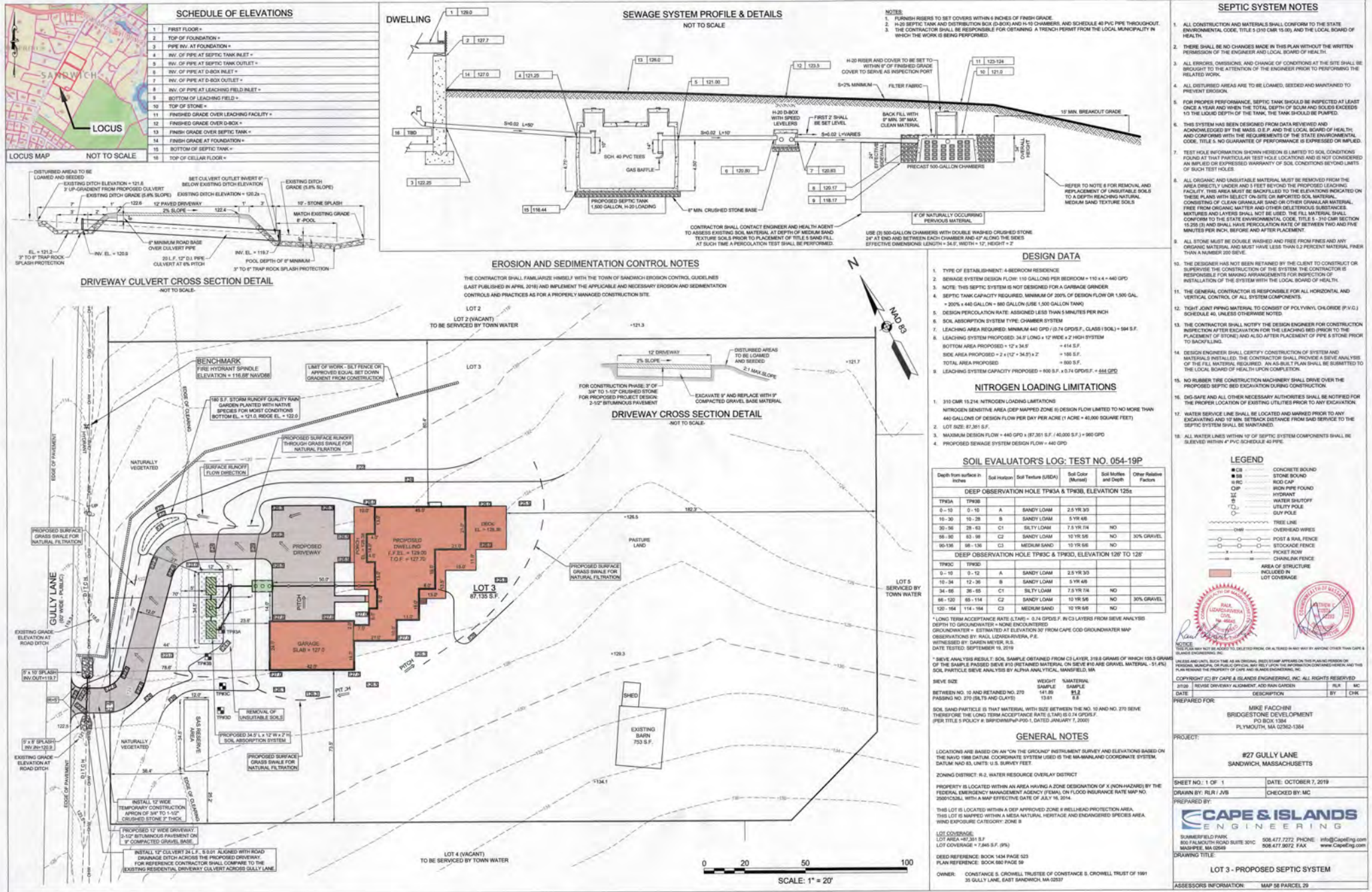
\*-SCHEDULE SIZES SUIT PLANS AS SHOWN. FINAL DOOR STYLE SELECTIONS TO BE MADE BY OWNER

WINDOW & PATIO DOOR SCHEDULE				
WINDOWS				
TAG	QTY	LITES	TYPE	ANDERSEN MODEL
1	1	362H	DOUBLE HUNG	T62452
2	1	362H	DOUBLE HUNG	T62452-3
3	1	362H	DOUBLE HUNG	T62446
4	1	362H	DOUBLE HUNG	T62446-2
5	1	362H	DOUBLE HUNG	T62446-3
6	1	362H	DOUBLE HUNG	T62446
7	1	362H	CASEMENT	CHS-4
8	1	362H	AWING	AWN2
9	1	362H	AWING	AWN2B
10	1	362H	AWING	AXN2B
11	1	362H	AWING	AXN2B-3

PATIO DOOR				
TAG	QTY	TYPE	ANDERSEN MODEL	ROUGH OPENING
1	1	362H	FRENCHWOOD GLING	FD0318 XO
2	1	362H	FRENCHWOOD GLING	FD0318 DXO
3	1	362H	FRENCHWOOD GLING	FD0318 DXO



### Proposed Septic System







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## Satellite View



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## Panoramic Satellite View



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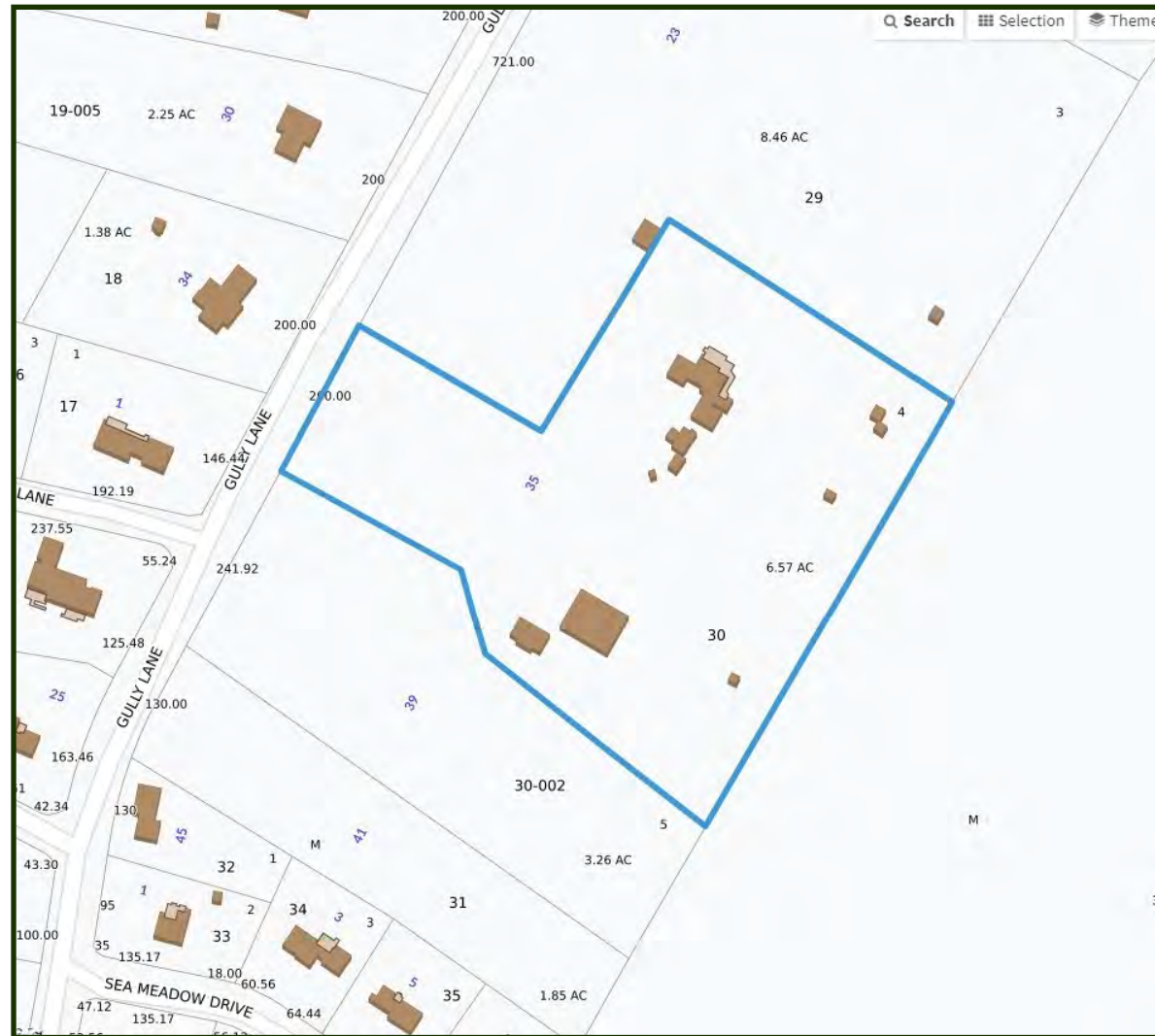
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## Plot Plan



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## *27 Gully Lane - Sandwich, MA*

### *Cape Cod*

Sandwich is the oldest town on Cape Cod, founded September 3, 1639. Sandwich hosts a variety of restaurants and retail establishments, as well as specialty shops, fine boutiques, carousel and museum, and the still operating glass museum. There are many activities during the summer season. The Sandwich Boardwalk is a popular attraction with 1,350' leading to the Town Beach. Popular Sandy Neck Beach is located in sandwich with 6 miles of shoreline. Downtown Sandwich still has the charm and character of ole Cape Cod.



27 Gully Lane - Sandwich is new construction with 4 Bedrooms and 4 Full Baths in over 5,250 SF of living area. The home shall have a three car attached garage with finish above.

Other features of this custom home include meticulously designed gourmet kitchen, quartz countertops, high end stainless appliances, custom fireplace, en-suite Master Bedroom and many, many more features. The property was formerly an equestrian facility and the breath taking views of Cape Cod Bay are beyond spectacular. This is a great location and has an eclectic feel of Sandwich past.