



# HARTEL REALTY

*Strategic Real Estate Services*

**FOR SALE - \$549,900**

**1,872 +/- SF Home**

**126 Sippewissett Road, Falmouth, MA**



- Deeded Rights to Private Beach
- One Level Living
- Full Basement with Bath
- Less Than 500 Yards to Ocean

HARTEL REALTY

230 Jones Road, Unit 6, Falmouth, MA 02540

Main: (508) 444-0172 ♦ Cell: (617) 256-3169 ♦ Fax: (508) 548-2995

email: [greg@hartelrealty.com](mailto:greg@hartelrealty.com)

[www.hartelrealty.com](http://www.hartelrealty.com)



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## Executive Summary

Property Address:	126 Sippewissett Road, Falmouth, MA
Assessor's Reference:	Map: 37, Section: 07, Parcel: 0, Lot: 38
FY 2009 Assessments:	\$577,900
Tax Assessment 2009:	\$3,519
Total Land Area::	0.480 ac.
Improvements:	Insulated windows, Furnace 2005, Water Heater 2005
Total Living Area:	1,872 SF +/-
Zoning	Residential



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## Detailed Summary

<b>Total Room Count</b>	7
<b>Number of Bathrooms</b>	2.5
<b>Floor Levels</b>	One
<b>Garage</b>	2-car garage under
<b>Town Sewer or Private Septic</b>	Private Septic
<b>Town Water or Well</b>	Town
<b>Heating Type</b>	Natural Gas, FHW
<b>Air Conditioning</b>	Yes
<b>Basement Type</b>	Full, walk out
<b>Gutters</b>	Yes

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## Property Description

### **General Area Overview:**

126 Sippewissett Road is located in West Falmouth, in an area of town called Sippewissett, which extends from Quisset Road to Palmer Avenue. The name Sippewissett comes from the Wampanoag language, meaning “little cove” or “little river.”

### **Neighborhood Description:**

Sippewissett Road is convenient to Route 28 and is a short drive to both downtown Falmouth and Woods Hole. It is a quiet neighborhood in a serene setting. There are several nearby beaches: Stoney Beach , Quisset Harbor, Woodneck and Chappaquoit Beaches.

### **Home Details:**

126 Sippewissett Road is an ideal setting, on a peaceful, treed lot with the ocean and a deeded, private beach less than 500 yards away. The home sits on a slight knoll, with a spacious driveway and established landscaping. One floor living is the advantage here, with a full basement that offers a two-car garage and plentiful storage. The bedrooms contain built-ins and the master bedroom features a half bath.

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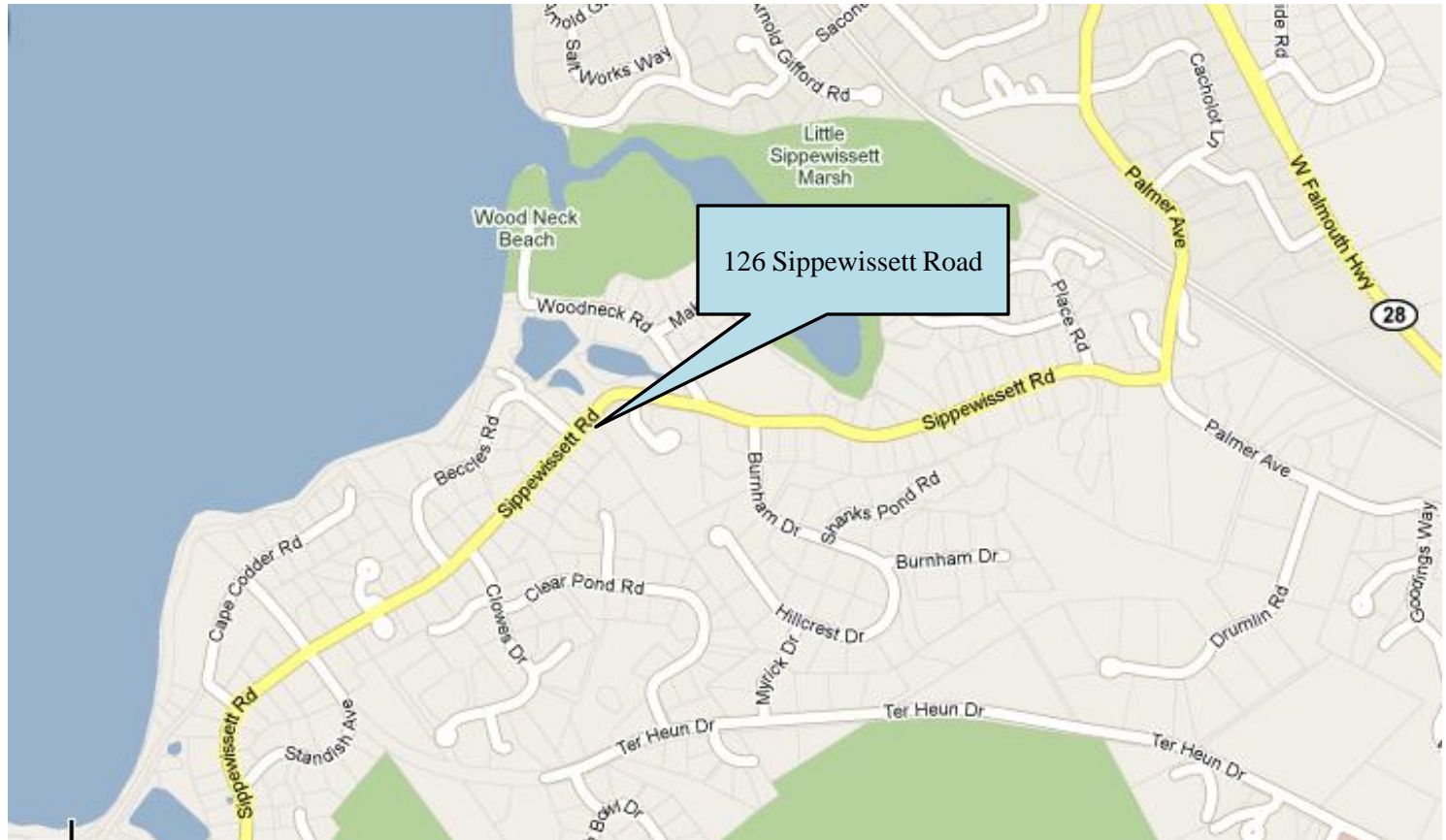
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## Area Map



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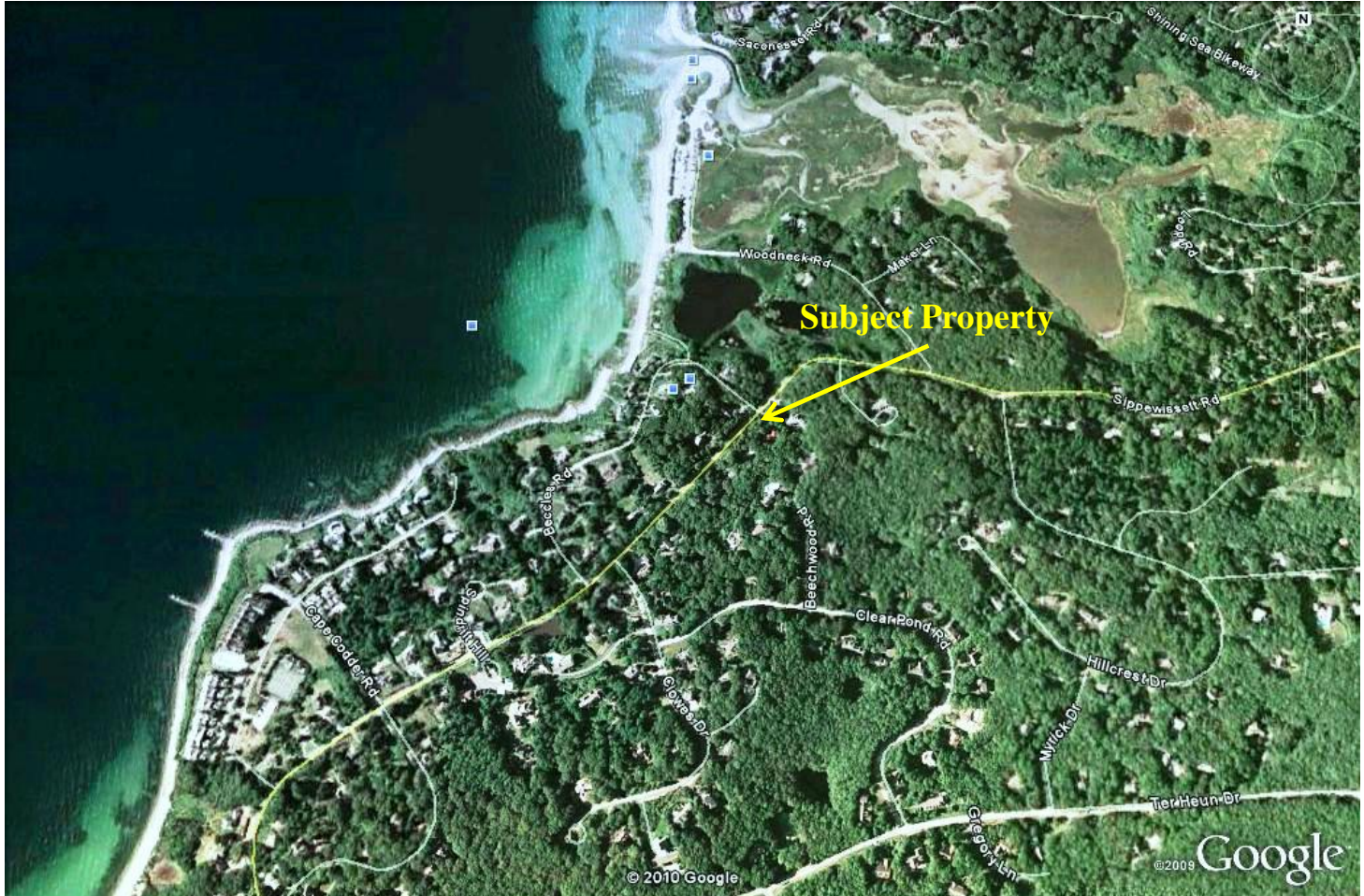
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## Aerial View



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126 Sippewissett Road  
Falmouth



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## Photos



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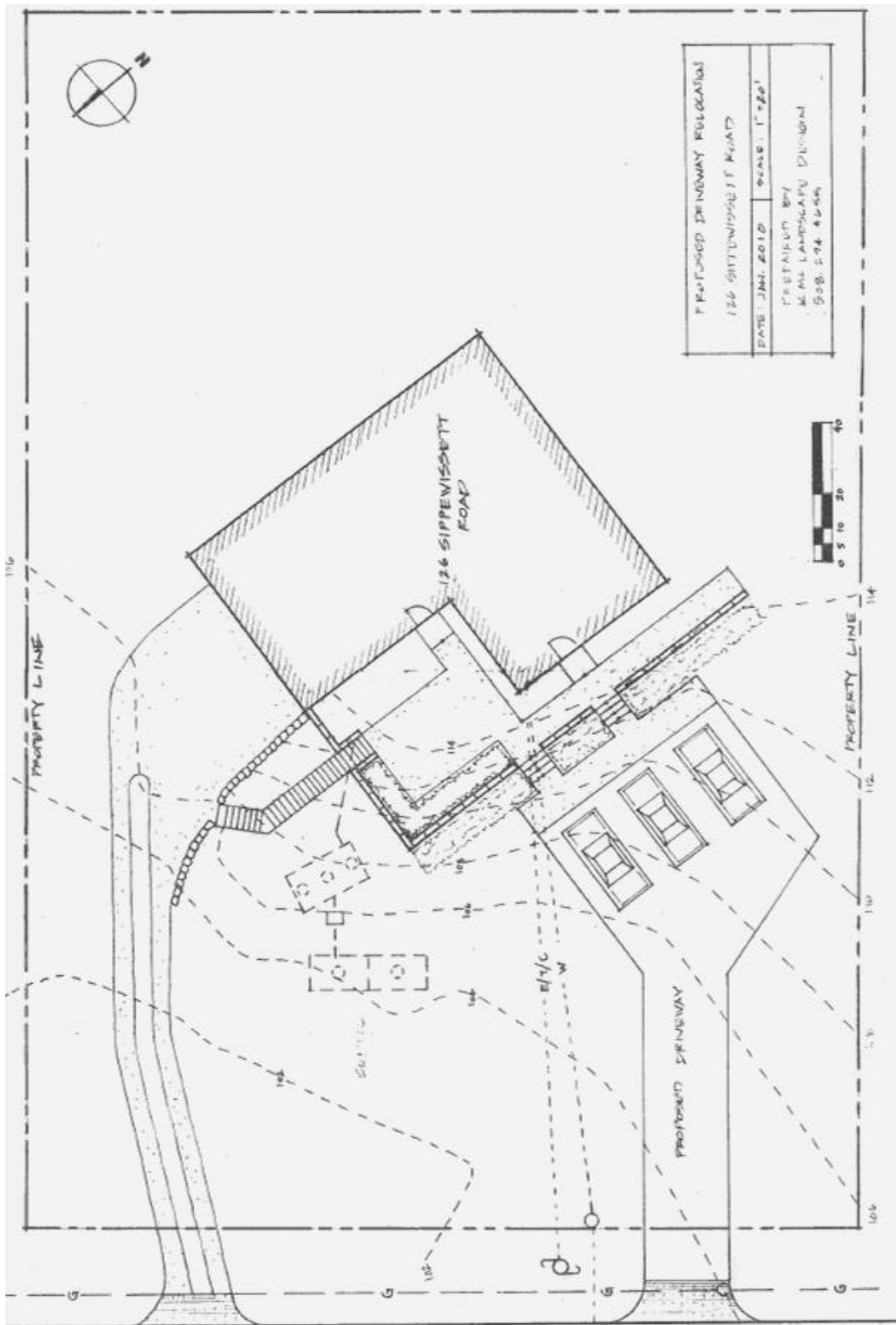
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## Proposed Driveway

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