



HARTEL REALTY

Strategic Real Estate Services

FOR SALE - \$214,900

3 BEDROOM, 2.0 COLONIAL

4 Wildwood Circle, Falmouth, MA



- Deeded pond rights to Spectacle Pond

HARTEL REALTY

230 Jones Road, Unit 6, Osterville, MA 02540

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

email: greg@hartelrealty.com

www.hartelrealty.com



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Executive Summary

Property Address: 4 Wildwood Circle, Falmouth, MA 02536

Assessor's Reference: 11 S: 01 P: 026 L: 058A

FY 2011 Assessments: \$259,300

Tax ID # 11 01 026 058A Falm

Tax Assessment 2011: \$1,866.96

Total Land Area:: 0.52 Acres

Total Living Area: 1,241 SF +/-

Zoning AA (Agricultural)



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Detailed Summary

Total Room Count	6
Number of Bathrooms	2.0
Floor Levels	2
Garage/Parking	2 car carport
Additional Features	Deck
Town Sewer or Private Septic	Private Septic
Town Water or Well	Town Water
Heating Type	Oil, FHA
Basement Type	Full, Finished, Walk-out
Gutters	Yes



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Property Description

General Site Overview:

The property is located in North Falmouth near Spectacle Pond. The property is located near Rt. 28 and 151 and a short drive to ocean beaches.

Neighborhood Description:

Located in an area of nice year round homes with easy access to the highways and shopping. Deeded beach rights to Spectacle Pond.

Home Details:

4 Wildwood is a bank owned, six room, three bedroom, two bath home with a finished basement and two wood burning fireplaces. There is an oversized deck off the side of the house with a two car carport under the deck. Located on a dead end cul-de-sac street. This house has a lot of potential for the savvy home buyer.



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Aerial View



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Area Map



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