



HARTEL COMMERCIAL

Strategic Real Estate Services

FOR SALE - \$250,000

Residential 2.33± Acre Single Family Parcel

BALLYMEADE ESTATES

30 Moraine Ridge Lane, East Falmouth, MA



- Exclusive Private Subdivision with Two Golf Courses
 - One of Two Parcels left overlooking the
 - Golf Club of Cape Cod
 - Custom Build your Home on 2.33± Acres
- Pool, Ten-Court Tennis, Health Club, 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:	30 Moraine Ridge Lane Ballymeade Estates East Falmouth, MA
Property:	Residential Single Family Parcel
Sale Price:	\$250,000
Property ID:	11 01 029 020
Land Area:	2.33± Acres
FY 2013 Assessment:	\$225,400 (Land Only)
FY 2013 Taxes:	\$1,753.61
Association Fees:	\$900/Annual - Common Areas, Road Maintenance, Rubbish Removal, Security, Gated Entrance
Covenants:	Restrictions - Yes
Town/Well Water:	Municipal
Town/Private Septic:	Private Septic
Amenities:	Clubhouse, Common Area, Pool, Health Club, Tennis, 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 on a quiet street in the highly sought after Ballymeade Estates. Breathtaking vistas make this parcel unique in that it has multiple rare views overlooking the Golf Club of Cape Cod, the private golf course within the subdivision. The 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.

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Satellite View



Conservation
Land

Buzzards
Bay

**30 Moraine Ridge Ln.
E. Falmouth, MA**

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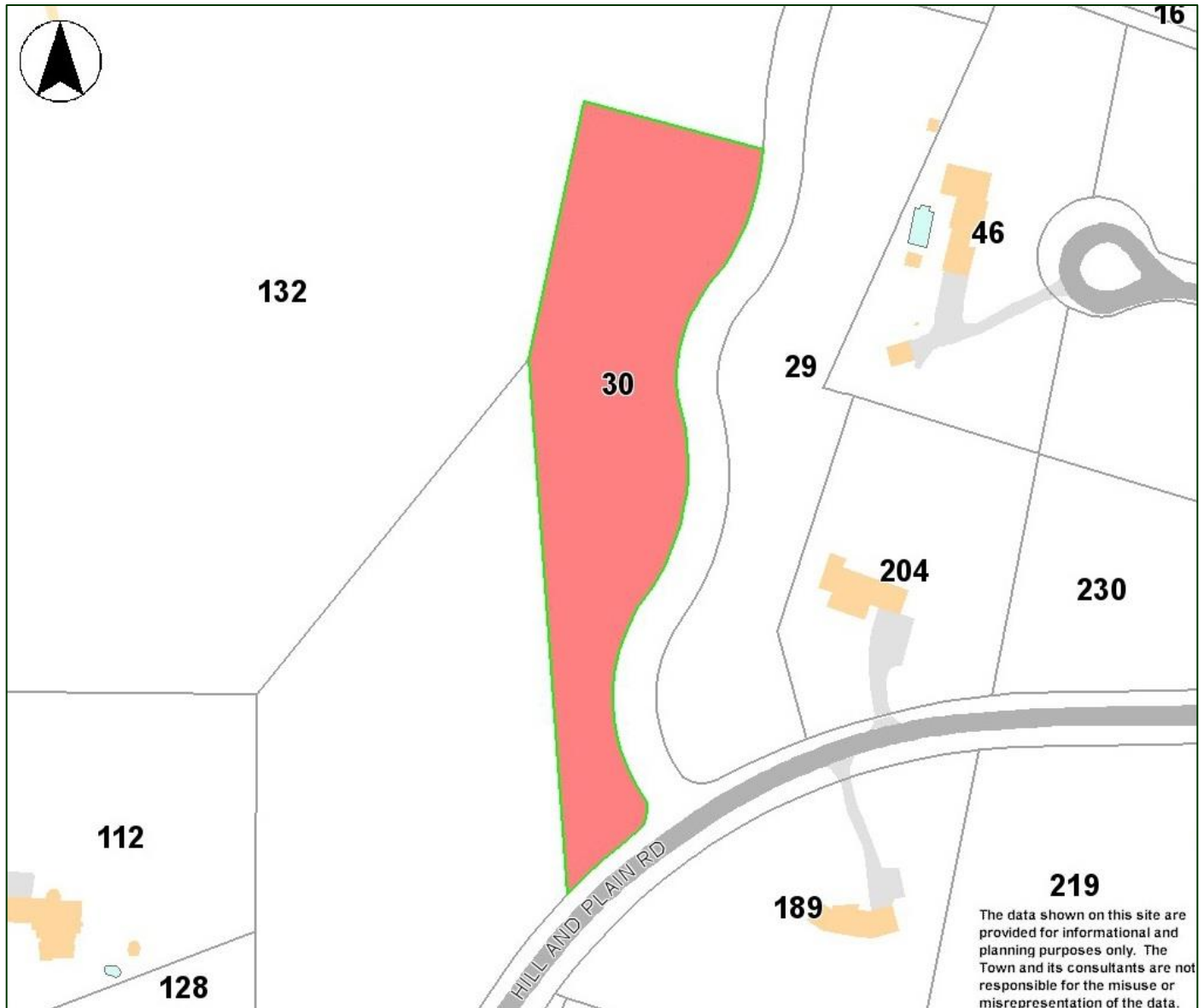
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Assessor's Map



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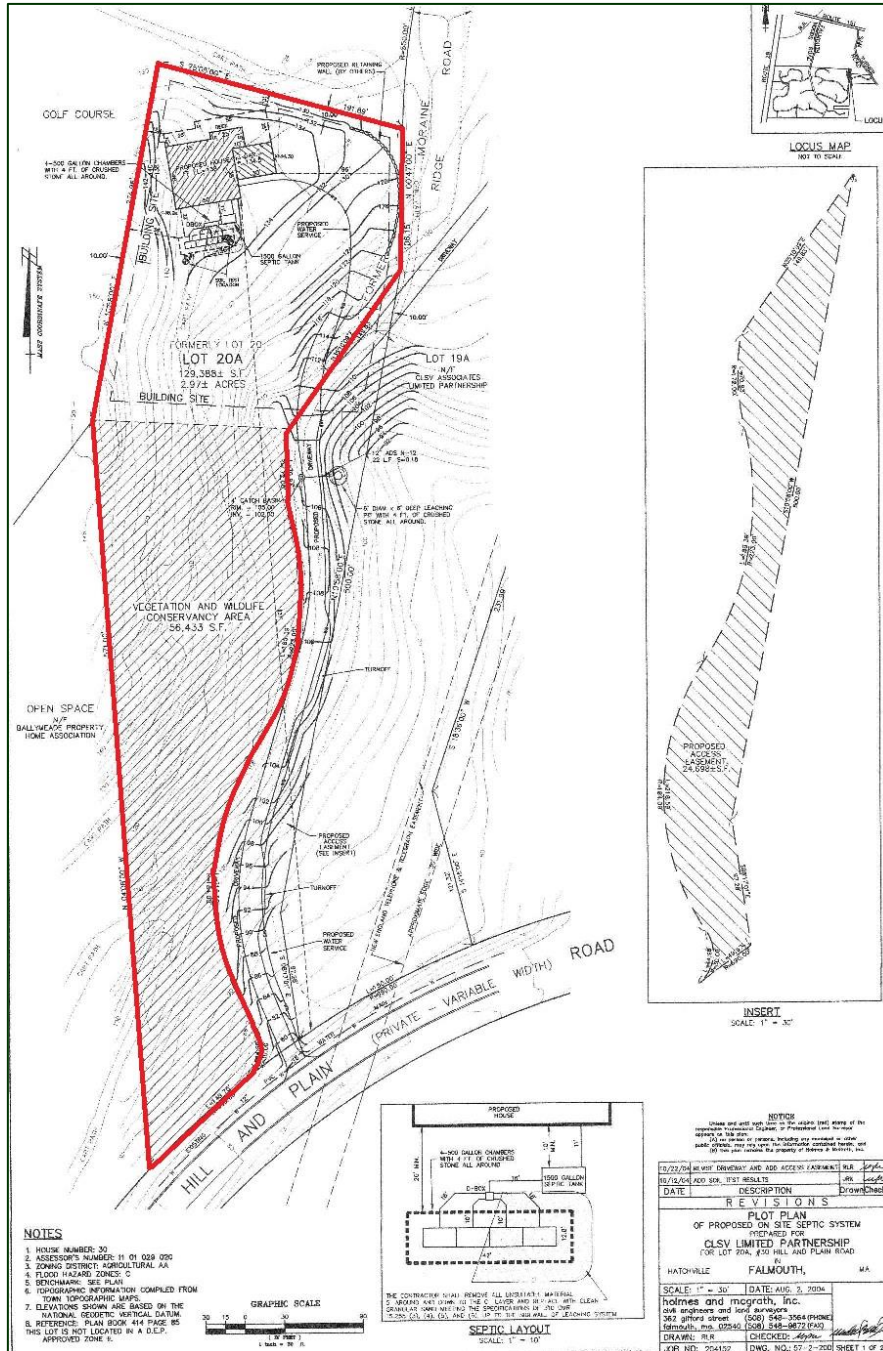
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Plan of Land – 30 Moraine Ridge Lane



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Development Map



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Aerial Golf Course View



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Photographs



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