



# HARTEL REALTY

*Strategic Real Estate Services*

**FOR SALE - \$319,900**

**2 BEDROOM, 2 BATH CAPE**

**111 Minot Street, Falmouth, MA**



- One Half Mile to Downtown Falmouth
- Charming Features
- Spacious rooms
- Finished, Walk-Out Lower Level

HARTEL REALTY

230 Jones Road, Unit 6, Falmouth, MA 02540

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

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## Executive Summary

Property Address:	111 Minot Street, Falmouth, MA
Assessor's Reference:	Map: 38, Section: 5, Parcel: 011, Lot: 026
FY 2010 Assessments:	\$285,300
Tax ID #	38 05 011 026
Tax Assessment 2010:	\$1,926
Total Land Area:	0.393 ac.
Total Living Area:	988 SF +/-
Zoning	Residential



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## Detailed Summary

<b>Total Room Count</b>	5
<b>Number of Bathrooms</b>	2
<b>Floor Levels</b>	2
<b>Garage/Parking</b>	Driveway, Carport
<b>Additional Features</b>	Outbuilding
<b>Improvements</b>	New Roof, 2007 New Full Bath, 2010
<b>Town Sewer or Private Septic</b>	Private Septic
<b>Town Water or Well</b>	Town Water
<b>Heating Type</b>	Oil, FHW
<b>Basement Type</b>	Full, Finished, Walk-out
<b>Gutters</b>	Yes



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## Property Description

### **General Area Overview:**

Falmouth was originally named “Succannessett” by the Wampanoags, meaning “place of the black shells”. Falmouth was incorporated into a town in 1686. It is the second largest town on Cape Cod and offers more than 68 miles of coastline and 12 miles of warm water beaches. The town is a collection of eight villages and is just seven miles away from Martha’s Vineyard. Visitors to Falmouth have remarkable choices regarding lodging, restaurants and activities.

### **Neighborhood Description:**

Minot Street is located one half mile from Downtown Falmouth and has easy access to Route 28 north or south. This neighborhood of single family homes is handy to Falmouth Hospital, the Shining Sea Bikeway and is about one mile to Falmouth south shore beaches.

### **Home Details:**

111 Minot Street is well located in the center of Falmouth, convenient to downtown activities as well as access roads. This 1950s traditional Ranch style home has large, picture windows in both the living and dining rooms that allow an abundance of light to shine on the gleaming wood floors. Both bedrooms are light, bright and sizeable and both feature closets with built-ins. The finished, walk-out lower level offers additional living space and a brand new, full bath, large windows and plenty of storage in the utility room, featuring laundry hookups and a generous sink. The lot is lovely with mature landscaping and colorful perennials.

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## Area Map



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## Aerial View



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## Photos



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