



HARTEL REALTY

Strategic Real Estate Services

FOR SALE - \$379,900

3 BEDROOM, 2.5 BATH

404 Davisville Road, Falmouth, MA



- One half mile from Menauhant Beach
- Cape style home with Garage
- Neighborhood of same and larger homes
- Bordered by Bourne's Pond and Green's Pond

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230 Jones Road, Unit 6, Falmouth, 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:	404 Davisville Road, Falmouth, MA
Assessor's Reference:	Map: 40, Section: 12, Parcel: 017
FY 2010 Assessments:	\$345,200
Tax ID #	40-12-17-0-FALM
2010 Tax Bill:	\$2,330
Year Built:	1984
Total Land Area::	.29 acres
Zoning	Residential



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Detailed Summary

Total Room Count	6
Number of Bathrooms	2.5
Floor Levels	2
Garage	1 car garage
Additional Features	Outdoor shower, additional parking
Improvements	New Furnace, 2007
Town Sewer or Private Septic	Private Septic
Town Water or Well	Town Water
Siding	Cedar Shingle
Flooring	Pergo, vinyl
Roof Age	2 years (2008)
Heating Type	Natural Gas/ FHW, Electric
Basement Type	Full Unfinished
Gutters	Yes
Additional Features	Close to beaches



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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:

The Davisville section of Falmouth consists of small streets extending both east and west to two salt water inlets, Bourne’s Pond to the east and Green’s Pond to the west. The area is well kept and features mature gardens and landscaping.

Home Details:

404 Davisville Road is an attractive, 1,600 +/- SF Cape style home with a one car garage and additional parking, on a rectangular, well landscaped .29 acre lot. The home is located on the lower end of Davisville Road, close to the water and beaches. Two bedrooms on first floor, one with full bath. Upstairs features a 20' x 23' unfinished room with 1/2 bath that would make a fabulous master suite or recreation room. Second floor also features a bonus room, perfect for a home office or nursery. All appliances stay and owner will contribute to new water heater. New furnace in 2007 and new roof in 2008. Very close to Davisville beaches, in a lovely neighborhood near elementary school.

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Area Map



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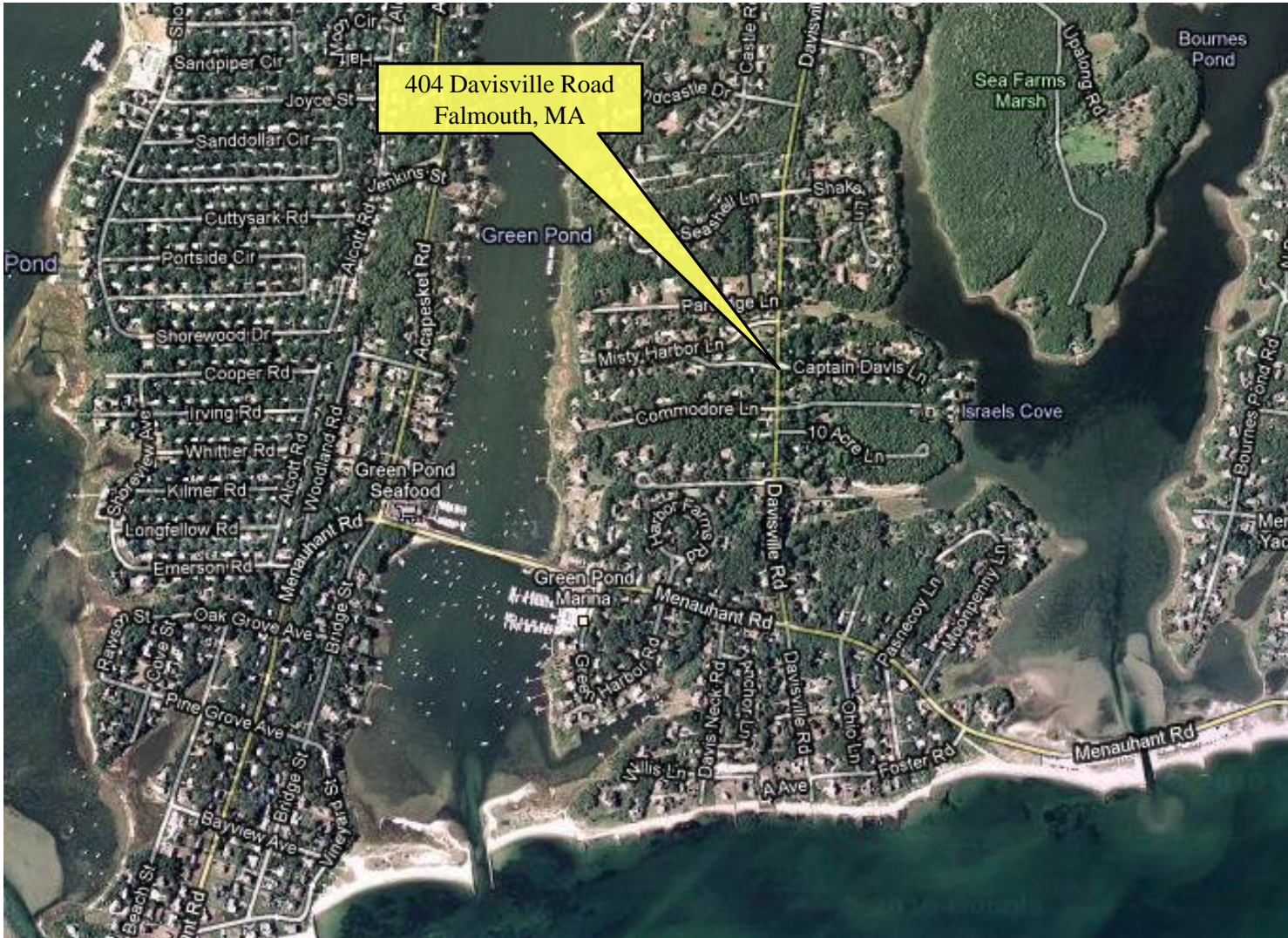
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Aerial View



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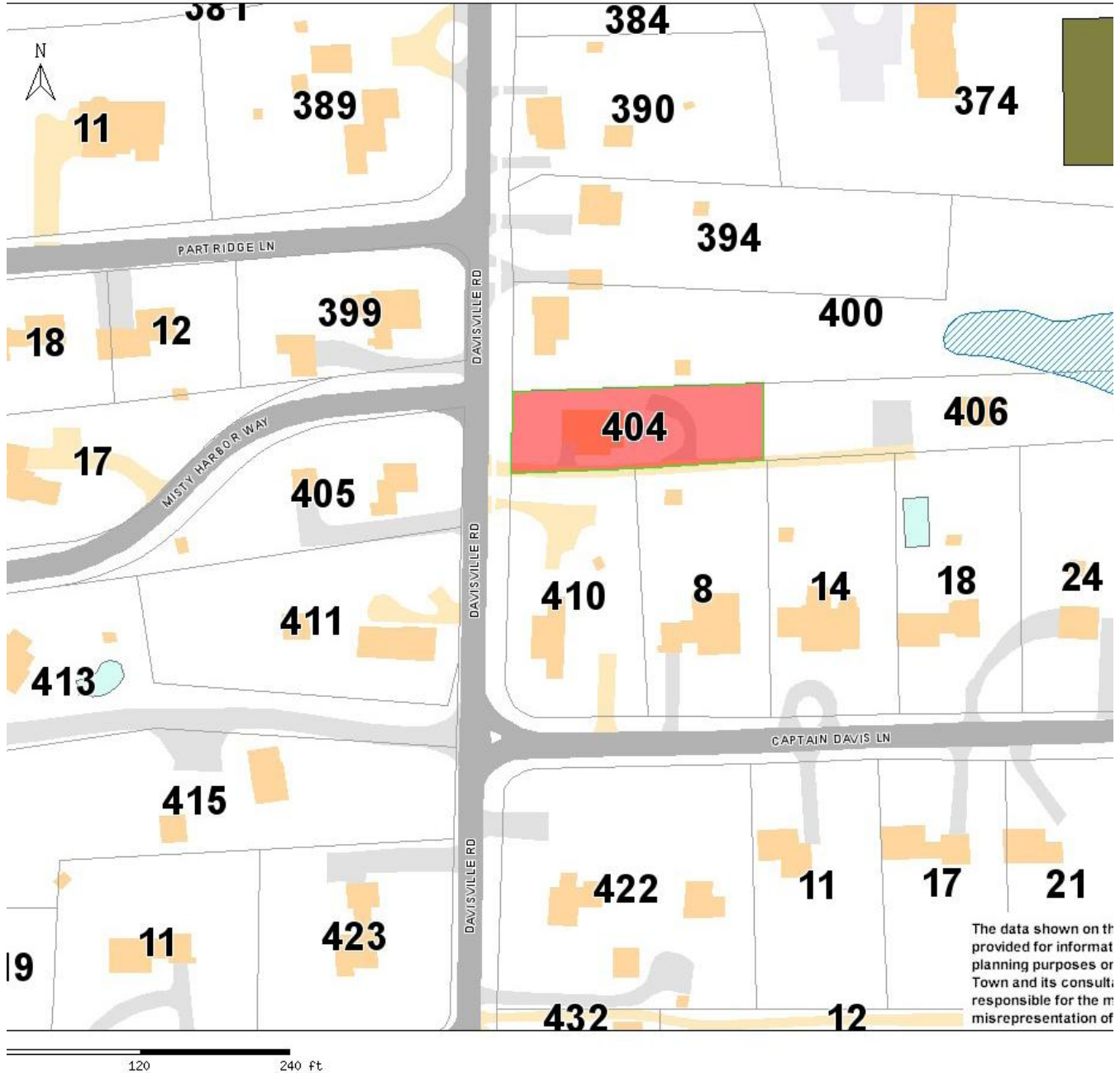
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Assessor's Map



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