



HARTEL REALTY

Strategic Real Estate Services

FOR SALE - \$279,900

**3 BEDROOM, 1.5 BATH CAPE
70 Minot Street, Falmouth, MA**



- One Half Mile to Downtown Falmouth
- Level, 1/3 acre lot
- Charming Features

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

www.hartelrealty.com



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Executive Summary

Property Address: 70 Minot Street, Falmouth, MA

Assessor's Reference: Map: 38, Section: 4, Parcel: 014

FY 2010 Assessments: \$284,100

Tax ID # 38 04 014 000

Tax Assessment 2010: \$1,917

Total Land Area:: 0.350 ac.

Total Living Area: 1,116 SF +/-

Zoning Residential



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Detailed Summary

Total Room Count	6
Number of Bathrooms	1.5
Floor Levels	2
Garage	1 car garage with workshop
Additional Features	Outbuilding
Improvements	Septic, Jan., 2010
Town Sewer or Private Septic	Private Septic
Town Water or Well	Town Water
Heating Type	Oil, FHW
Basement Type	Full Unfinished
Gutters	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:

70 Minot Street is well located in the center of Falmouth, convenient to downtown activities as well as access roads. This 1950s traditional Cape Cod home has inviting wood floors, charming features such as “bullseye” glass in the front door and colorful perennials. Storage abounds with closets in the mudroom, eave storage and a full basement. The two upstairs bedrooms are sizeable and offer an adjoining bath. Large, level lot and a new 2010 septic suggest room for future expansion.

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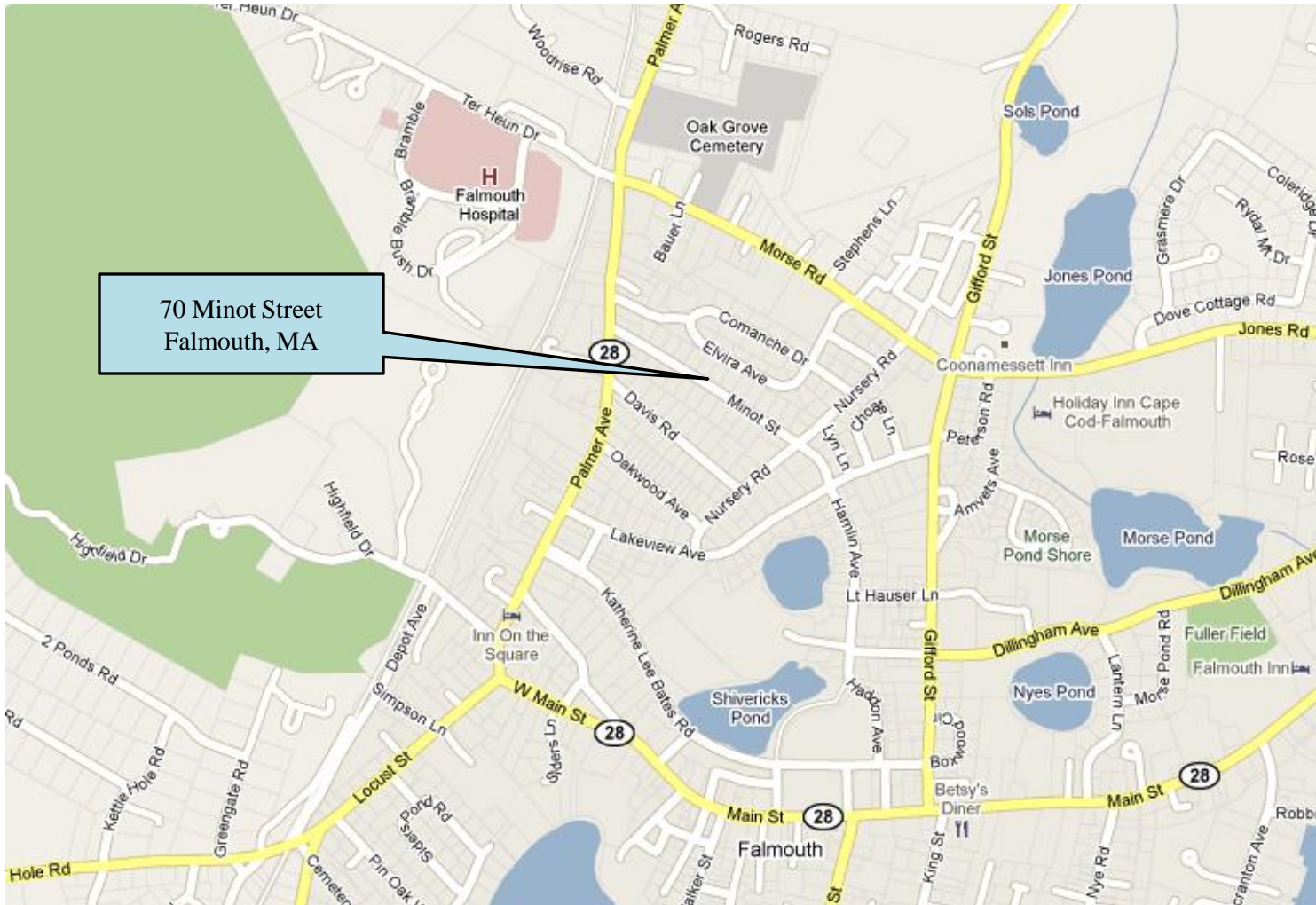
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Area Map



70 Minot Street
Falmouth, MA

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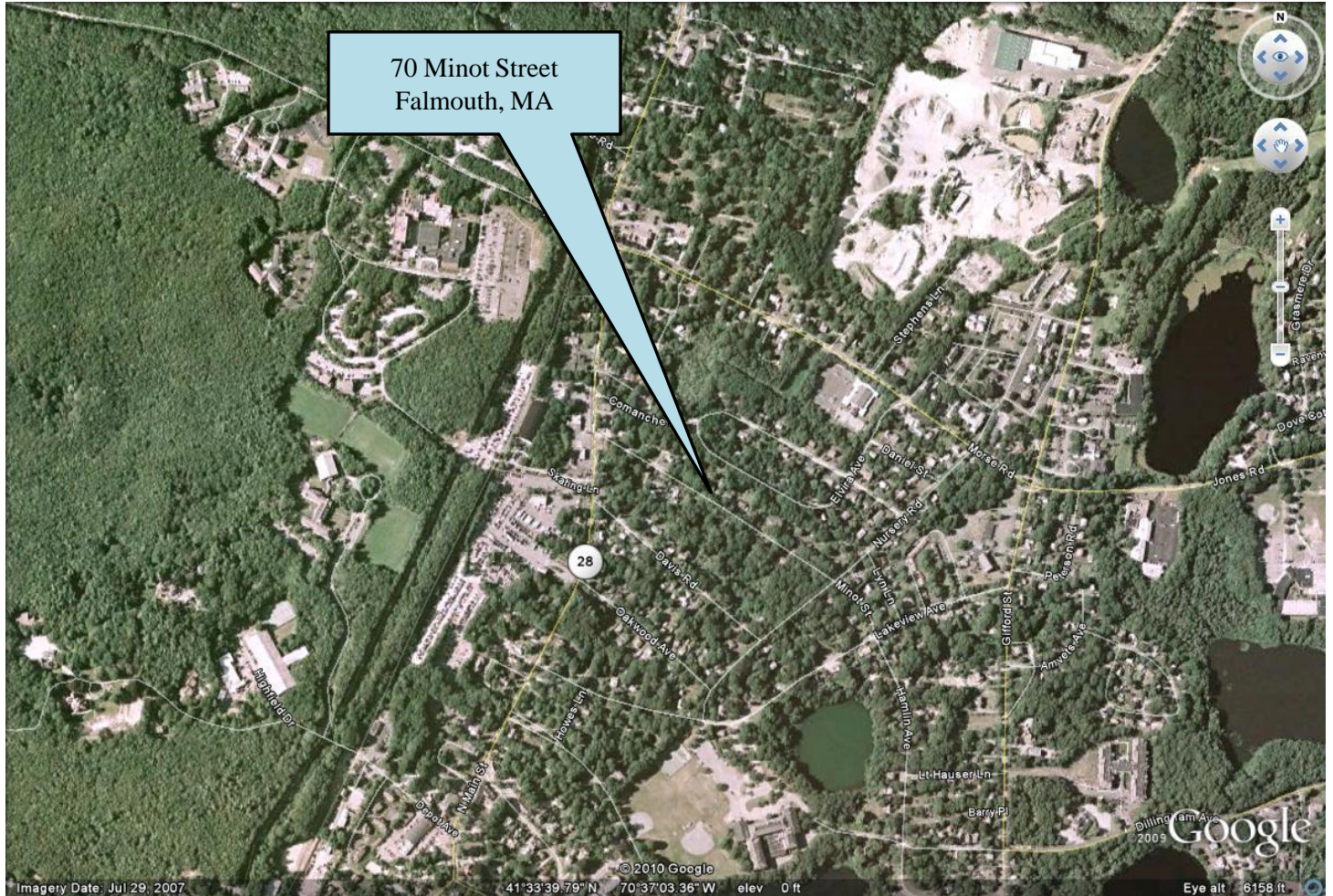
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Aerial View



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