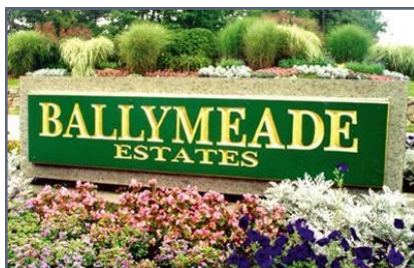


RESIDENTIAL  
LAND AVAILABLE  
BALLYMEADE ESTATES

Marketed by:



**HARTEL REALTY**  
230 Jones Rd, Ste 6—Falmouth  
40 Willard St, Ste 207—Quincy



## 30 Moraine Ridge Lane ~ E. Falmouth

**OFFERED FOR SALE AT**

**\$225,000**

FY2018 Assessment - \$225,400

2.33 Acre Single Family Parcel

One Parcel Available overlooking Golf Course

Exclusive Private Subdivision ~ Superior Homes

Two Golf Courses ~ Full Service Clubhouse

Custom Build your Home ~ Amenities Abound



### Your Hartel Contacts:

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• Greg Hartel

617-256-3169

[Greg@HartelRealty.com](mailto:Greg@HartelRealty.com)

### *Ballymeade Estates*

**B**allymeade Estates and Country Club contains 1,000± acres of private subdivision located on Route 151, 7± miles south of the Bourne Bridge and just 1 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.



30 Moraine Ridge Lane

### 30 Moraine Ridge Property Overview

The property is located on a quiet street in the highly sought after Ballymeade Estates. One of two remaining parcels on The Golf Club of Cape Cod. This 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.

### 30 Moraine Ridge Property Details

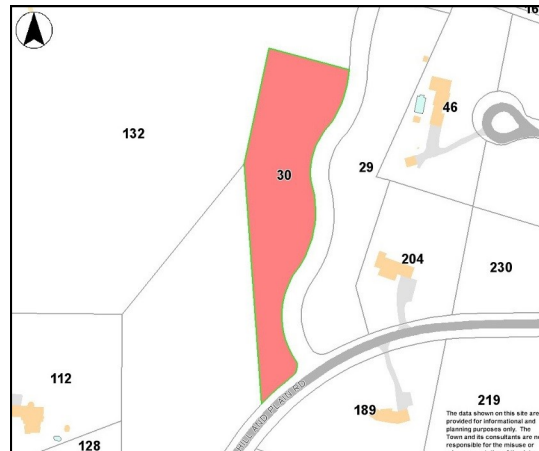
- Property Use:** Residential Single Family Parcel
- Sale Price:** \$225,000
- 2015 Assessment:** \$225,400
- Land Area:** 2.33 Acre
- Association Fees:** \$1,100/Annual—Common Areas, Road Maintenance, Trash Removal, Gated Entrance and Security
- Building Restrictions:** House Size Minimum 3,500 SF GLA
- Covenants:** Restrictions—Yes
- Amenities:** Clubhouse, Common Area, Pool, Health Club, Tennis, Golf Course—additional Fees may apply

**Quotes of the Day**

**“Everyone gets so much information all day long that they lose their common sense”**

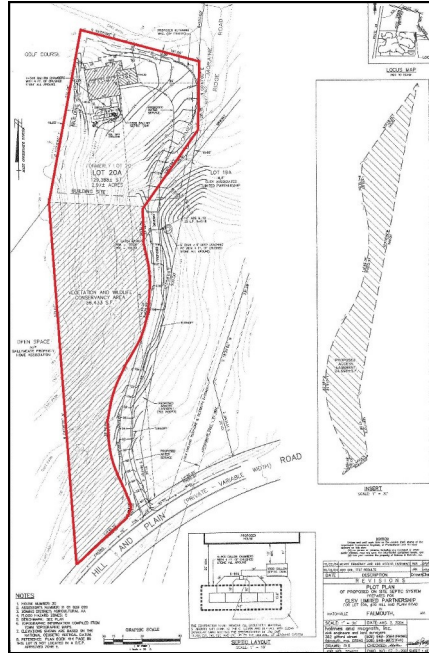
**-GERTRUDE STEIN**

### Assessor Map



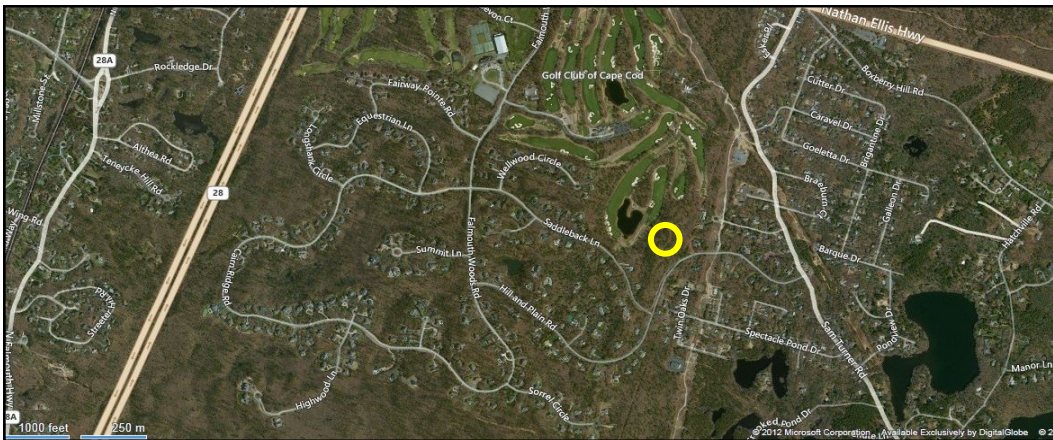
Clubhouse Amenity

# 30 Moraine Ridge Defined



The Golf Club of Cape Cod Clubhouse

## Satellite Map

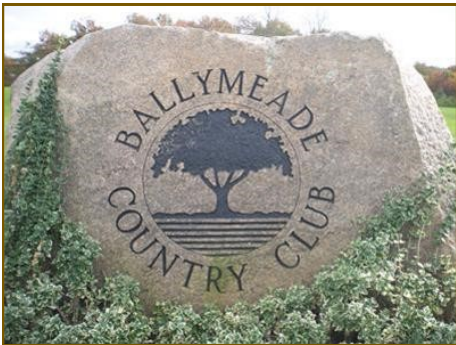


**Quotes of the Day**  
 "Architecture is a visual art, and the buildings speak for themselves"  
 -JULIE MORGAN



Developmental Map showing Ballymeade subdivision & Golf Courses

*Photographs*



*Photographs*





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To:

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Visit us at

[www.HartelRealty.com](http://www.HartelRealty.com)

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