

RESIDENTIAL  
CONDO AVAILABLE  
BALLYMEADE ESTATES

Offered by:



**HARTEL REALTY**

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



## 71A Fairway Pointe Road - E Falmouth

**OFFERED FOR SALE AT**

**\$499,000**



1,956 SF Condominium built in 1997  
Finished Lower Level with Full Walk Out  
Superior Homes/Condo Complex on Quiet Streets  
Two Golf Courses ~ Full Service Clubhouse  
Exclusive Private Subdivision -Amenities Abound

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### ***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.

## 71A Unit Overview



71A Fairway  
Pointe Rd

The property is located on a quiet street in the highly sought after Ballymeade Estates. 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.

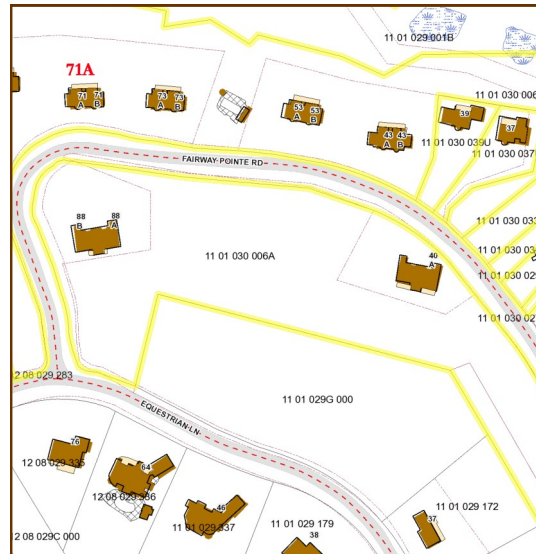
Amenities include Swimming Pool, Health Club, Restaurants and Common Areas.

## 71A Unit / Property Details

**Quotes of the Day**  
"Most people have never learned that one of the main aims in life is to enjoy it"  
-SAMUEL BUTLER

<b>Property Use:</b>	Residential Condominium Unit
<b>Sale Price:</b>	<b>\$499,000</b>
<b>2017 Assessment:</b>	\$543,200
<b>Association Fees:</b>	\$690/Annual—Common Areas, Road Maintenance, Trash Removal, Gated Entrance and Security
<b>Covenants:</b>	Restrictions—Yes
<b>Amenities:</b>	Clubhouse, Common Area, Pool, Health Club, Golf Course—additional Fees may apply

## Assessor Map



Clubhouse Amenity



## 71A Unit - View Photo



Developmental Map showing  
Ballymade subdivision &  
Golf Courses

## Satellite Map



### Quotes of the Day

"Procrastination is the  
art of keeping up with  
yesterday"

-DON MARQUIS



The Golf Club of  
Cape Cod Clubhouse

*Photographs*





# *Photographs*



*Photographs*





# *Photographs*



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