

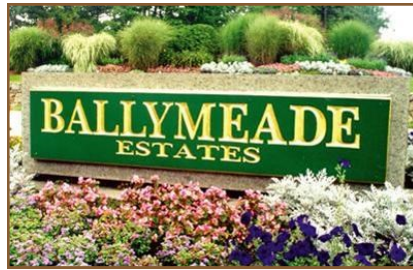
**RESIDENTIAL  
LAND AVAILABLE  
BALLYMEADE ESTATES**

*Marketed by:*



**HARTEL REALTY**

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



## LOT 14—HIGHWOOD LANE

***OFFERED FOR SALE AT***

**\$295,000**

**FY2016 Assessment - \$527,800**

1.25 Acre Single Family Parcel

Exclusive Private Subdivision

Superior Homes on Quiet Streets

Two Golf Courses ~ Full Service Clubhouse

Custom Build your Home ~ 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.

## Lot 14 Property Overview



Lot 14  
Highwood Lane

The property is located on a quiet cul-de-sac 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, Ten-court Tennis courts, Health Club, First Class Croquet Pitch, Restaurants and Common Areas.

## Lot 14 Property Details

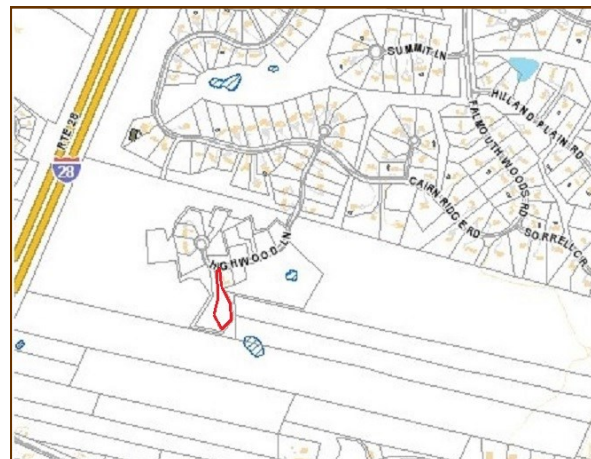
<b>Property Use:</b>	Residential Single Family Parcel
<b>Sale Price:</b>	<b>\$335,000</b>
<b>2015 Assessment:</b>	\$527,800
<b>Land Area:</b>	1.25 Acre
<b>Association Fees:</b>	\$1,100/Annual—Common Areas, Road Maintenance, Trash Removal, Gated Entrance and Security
<b>Building Restrictions:</b>	House Size Minimum 3,500 SF GLA
<b>Covenants:</b>	Restrictions—Yes
<b>Amenities:</b>	Clubhouse, Common Area, Pool, Health Club, Tennis, Golf Course- additional Fees may apply

### Quotes of the Day

"Most people have never learned that one of the main aims in life is to enjoy it"

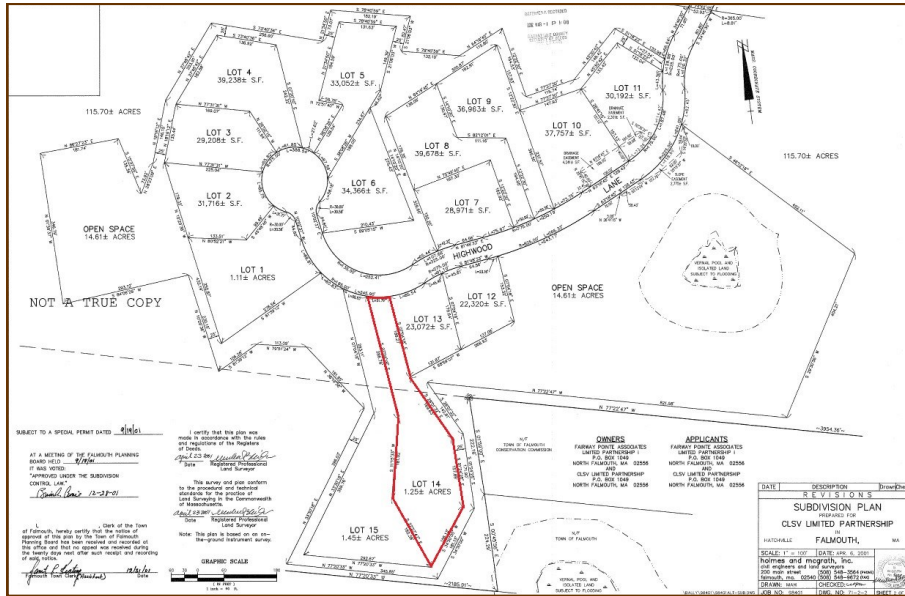
-SAMUEL BUTLER

## Assessor Map



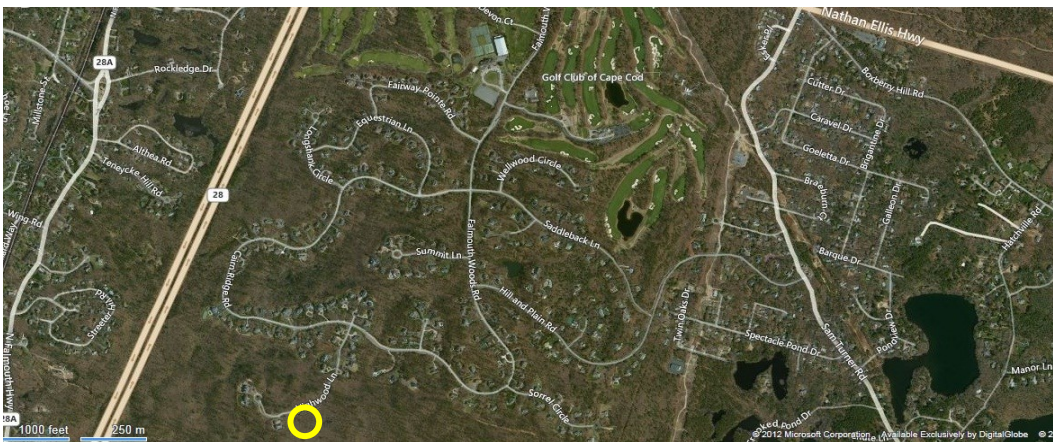
Clubhouse Amenities

# Lot 14 Defined

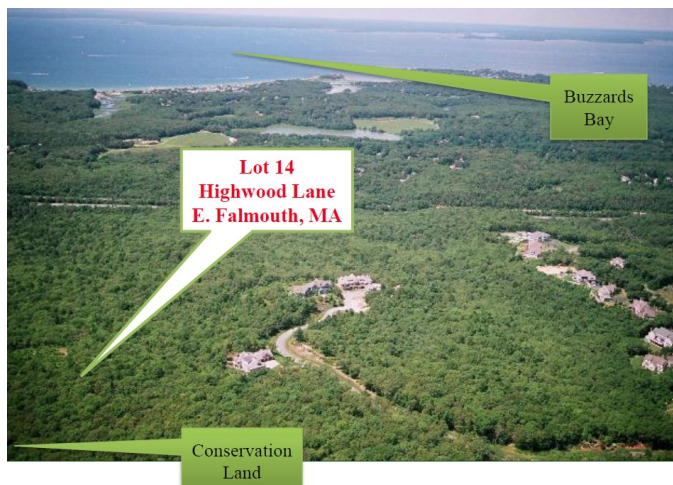


Developmental Map showing Ballymade subdivision & Golf Courses

# 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*



**BALLYMEADE**  
ESTATES

FALMOUTH WOODS RD.



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## *Sold Ballymeade Highwood Lane Lots*

Sold Highwood Lane Ballymeade Lots		
Lot#	Sale Price	Sale Date
7	\$ 187,500	4/26/2013
6	\$ 197,500	3/11/2013
9	\$ 200,000	10/18/2013
7	\$ 200,000	1/26/2015
5	\$ 210,000	7/2/2013
10	\$ 225,000	10/18/2013
11	\$ 280,000	10/18/2013
12	\$ 285,000	5/29/2013
1	\$ 355,000	8/29/2014
4A	\$ 400,000	8/1/2013

