



HARTEL REALTY

Strategic Real Estate Services

OFFERED AT \$499,000

Immaculate Home with 784± SF

2-Bedrooms - 1 Full Bath - **Furnishings Included**

Excellent Views of Little Pond - Connected to Town Sewer

Tenant in Place - November 15, 2017 to April 15, 2018

147 Grand Avenue - Falmouth, MA



- * 784 SF - GLA - One Level Living - 2 Bedrooms/1 Bath
- * Walking Distance to Falmouth Beaches
- * Built in 1940 - .05 Acre
- * Connected to Town Sewer



Hartel Realty

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



Site Plan

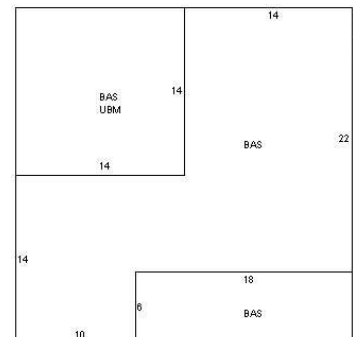


GLA	784± SF
Furnishings:	Included in Sale
Beaches	Walking Distance
Location	Views of Little Pond
Heat	FHW/Gas
Zoning:	RC District
Site Size:	.5 Acre
FY 2017 Assessment:	\$374,900
FY 2017 Taxes:	\$3,200
Tenant in place:	November 15 to April 15

Property

Quintessential Cape Cod cottage with sparkling views of Little Pond in Falmouth Heights. Immaculate 2 bedroom, 1 bath home, fireplaced living room, with an outside shower. This home is being sold completely furnished and has been connected to the town sewer system with up-graded electrical service. Located on a very quiet one way street within walking distance to Bristol Beach and Falmouth Heights Beach. May be used as rental income (excellent rental history) or use it as your own.

Assessor Sketch





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SATELLITES





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