



HARTEL REALTY

FALMOUTH

**Holly Ridge
FOR SALE**

2,803± SF Living Space - 4 Br/3 Bth - 2 Floors - .74± Acre Site

Offered for \$1,095,000

74 HOLLY RIDGE DR

SANDWICH, MA



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Strategic Real Estate Services

74 Holly Ridge Road, Sandwich MA

Nestled in the desirable Holly Ridge golf community of South Sandwich, 74 Holly Ridge Drive offers a peaceful setting surrounded by mature landscaping and well-maintained homes. The neighborhood centers around the Geoffrey Cornish-designed 18-hole Holly Ridge Golf Club, featuring a public course and clubhouse restaurant overlooking Lower Hog Pond. Residents enjoy convenient access to Wakeby and Peters Ponds, Mashpee Commons, conservation areas, beaches, and Route 6, providing an ideal balance of recreation, shopping, dining, and commuting.

Located within the desirable Holly Ridge community, this classic Cape Cod style home offers 2,803± SF of living space on a spacious lot. The residence features 8 Rooms, including 4 Bedrooms, 3 full baths, highlighted by a first floor primary suite for convenient one level living. The inviting living room showcases exposed Beamed Ceilings and a custom Fieldstone Fireplace, creating a warm and timeless focal point. Additional living space includes a finished basement and versatile finished bonus room above the attached 2- Car Garage, complete with an adjoining loft and separate staircase entrance - ideal for guests, a home office or recreation.

The home is heated with Forced Hot Water by Natural Gas and Air Conditioning.

There is a spacious private back yard with an inground pool and hot tub, multiple decks and view of the 18th fairway of the private Ridge Club Course.

Offered for \$1,095,000



HARTEL REALTY

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Suite 6
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Exterior Photos



Holly Ridge Golf Club Photos



Photos Courtesy of Website



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Satellite Map



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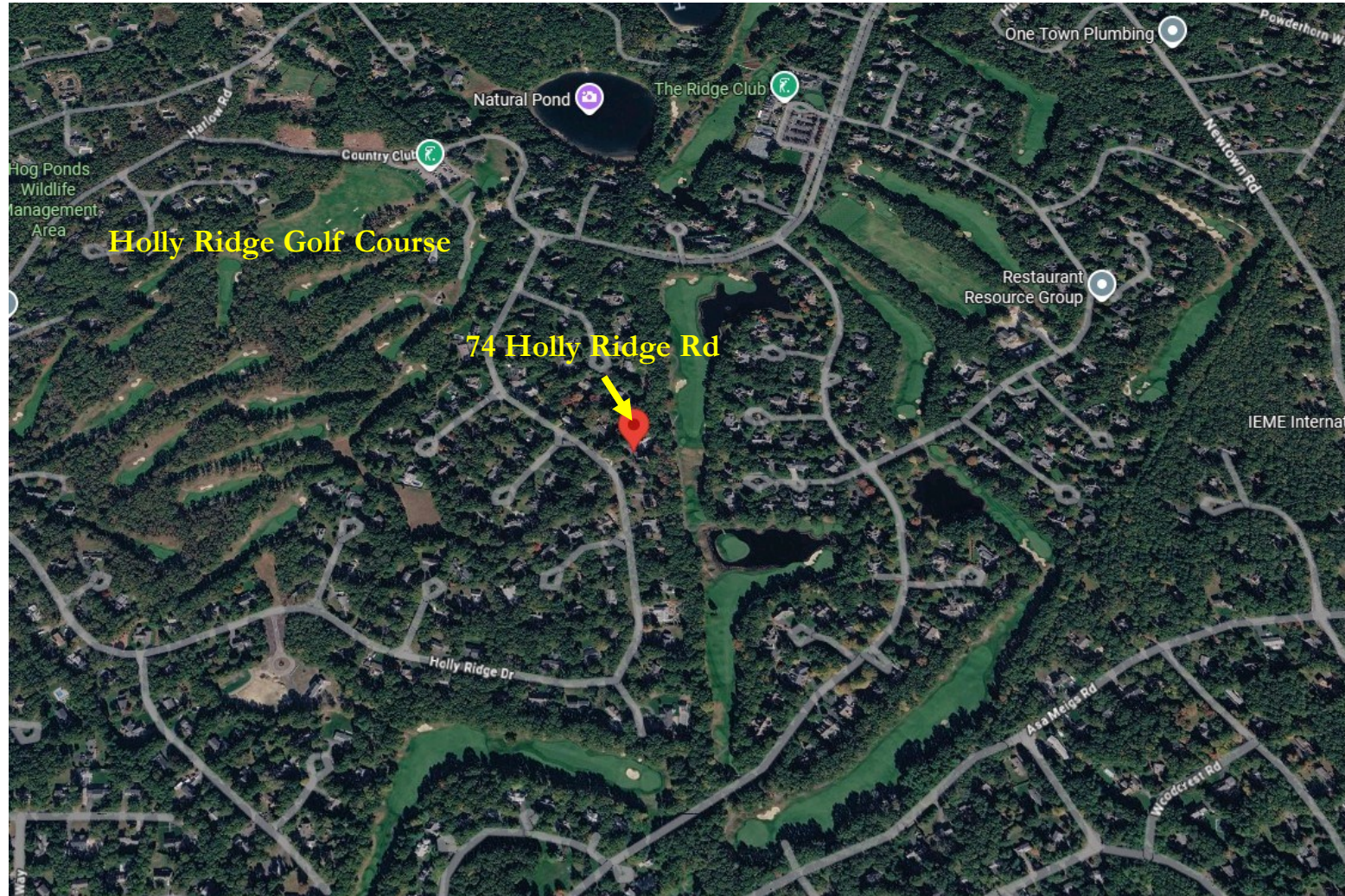
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Neighborhood Map



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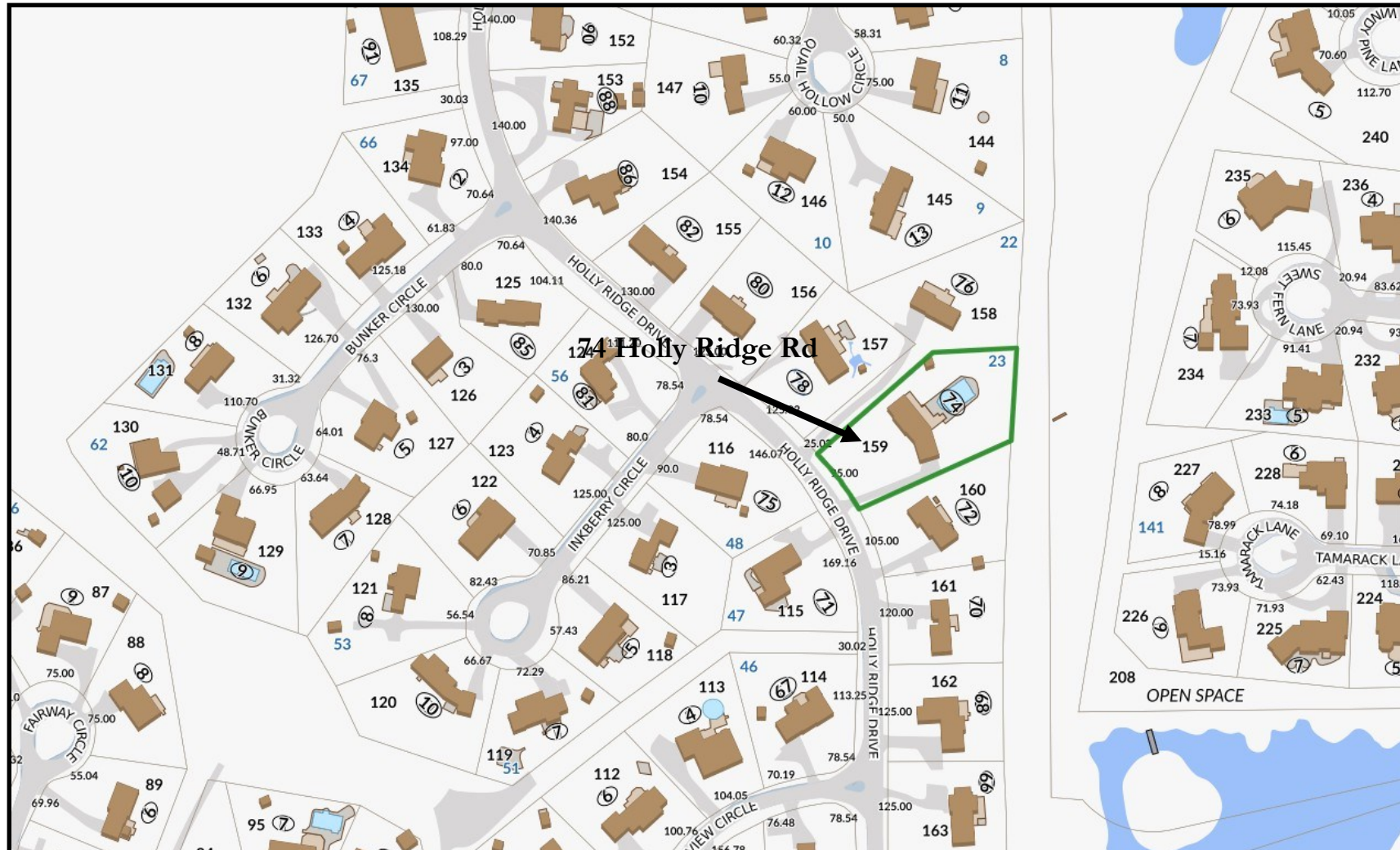
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Assessor Map



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