

Residential Active MLS#: 22203667

28 Simmons Road East Falmouth MA 02536

LP: \$875,000



Property Type:	Residential	Prop Subtype:	Single Family Residence
County:	Barnstable	Village:	East Falmouth
Town:	Falmouth	Beds:	3
Rooms:	7	Total Finished Space:	1,712
Baths F/H:	2 / 1	Lot Acres:	0.37
Year Built/Desc:	2022 / Actual	DOM/CDOM:	0 / 115
Tax ID:	21 10 006 023	Annual Taxes/yr:	\$762 / 2022
Total Assessment:	\$94,700	Building Assessments:	0
Leased Land:	No	Land Assessments:	94,700
		Other Assessments:	0
Property Includes Recording Devices:	No	WF/WV:	No / No
		WB/WBV:	
		WF/WV Type:	
		Water Access:	Salt
		Location Description:	North of Route 28; South of 6A
		Special Listing Cond:	None

Remarks: Life is a dream, as long as you choose to live it to its fullest. This newly built Farmhouse Ranch style home offers 1712 sq.ft & was designed for comfort & simplicity. Bringing forth a delightful atmosphere featuring hardwood floors, natural & recessed lighting, emphasized by the gas fireplace w/ Shiplap accents & cathedral ceilings connecting the living, dining & kitchen areas all as one, the Quartz center island w/ a breakfast bar for six serves as a perfect setting to entertain. All main rooms are connected to the oversized deck overlooking the back yard big enough for a pool. Set on a 0.37-acre lot on a quiet road, this property offers first-floor living at its best. Want more? The furnishings can be negotiated to make your moving process effortless. Features include spacious suite w/ a private bath & walk-in closet, 2 guest bedrooms w/ a full bath, a foyer entry w/ powder room, 2-car garage, central A/C & a lower level ready to be finished! Close to Boston & Providence, work from home as you enjoy the island lifestyle, visit Martha's Vineyard by ferry or enjoy a day at Falmouth Country Club nearby. Surrounded by beaches, restaurants & shops. Buyer/agent to verify information.

Directions: Sandwich Rd to Carriage Shop Rd. R on Old Meeting House Rd. L on Wagon Trail Rd. R onto Simmons Rd.

List Date: 07/13/2022
DOM/CDOM: 0 / 115
Original List Price: \$875,000

Garage:	Yes - 2 Cars	Zoning:	AGB	Renovated:	No
Garage Description:	Attached, Direct Entry, Door Opener	Lot Size SqFt:	16,117	Year Renovated:	
Basement:	Yes	Lot Size Source:	Field Card	Additional SqFt Source:	1,712
Basement Description:	Bulkhead Access; Full; Interior Access	Parking Description:	Paved Driveway	Additional SqFt Source:	Owner
Foundation/Width & Depth:	Concrete Perimeter; Poured 437	# of Parking Spaces:	6	Additional SqFt Source:	
Irregular:	No	Topography/Lot Desc:	Gentle Slope; Level	Total Finished Space:	1,712
Year Round:	Yes	Siding:	Clapboard	School District:	Falmouth
Title Ref Book:	34082	Roof:	Asphalt, Pitched, Shingle	Beach:	Public
Title Ref Page:	232	Year Built:	2022	Ownership:	
				Miles to Beach:	2 Plus
				Mi. to Beach:	Falmouth Heights Beach is 10 minutes away.
				Comments:	Nantucket Sound; Ocean
				Beach Description:	
				Flood Ins Required:	Not Verified
				FEMA Flood Zone:	X
				Lead Base Paint:	Unknown
				Elevation:	No
				Certificate:	
				Asbestos:	Unknown

Interior Features:	Attic Storage; Mud Room; Recessed Lighting; Walk-in Closet
Exterior Features:	Deck; Underground Sprinkler; Yard
Street Description:	Dirt, Private, Unpaved
Convenient To:	Conservation Area; Golf Course; House of Worship; Medical Facility; School; Shopping; Convenient to Water Body 1: Falmouth Heights; Convenient to Water Body 2: Surf Drive; Convenient to Water Body 3: Menauhant
Appliances:	Dishwasher, Refrigerator
Showing Requirements:	Reciprocal/See Agent Remarks

Stories:	1	Heating:	Forced Hot Air	Private Pool:	No
Style:	Ranch	Cooling:	Central Air	Private Dock:	No
Floors:	Hardwood, Tile	Hot Water:	Tankless	Membership Required:	No
Fireplace:	Yes - 1	Hot Water Source:	Propane Gas	Association:	No
Mass Use Code:	101 - Residential, single family	Water:	Town Water		
		Sewer:	Septic Tank: Title V Grade Level		
		Fuel:	Propane Gas		
		Underground Fuel Tank:	Unknown		

Room Name	Room Level	Length	Width	Features	Room Name	Room Level	Length	Width	Features
Primary Bedroom Level:	First Floor	13'8"	12'11"	Private Full Bath; Walk-in Closet; Flooring: Wood	Laundry Room Level:	First Floor	2'7"	6'2"	Flooring: Wood
Bedroom 2 Level:	First Floor	12'7"	9'6"	Closet; Flooring: Wood	Living Room Level:	First Floor	21'5"	16'2"	Cathedral Ceiling; Fireplace: Gas
Bedroom 3 Level:	First Floor	12'7"	10'1"	Closet; Flooring: Wood					Flooring: Wood

Dining Room Level:	14'11"	11'8"	Cathedral Ceiling;
First Floor			Flooring: Wood
			Special Door Access: Sliding
Kitchen Level:	First	13'10"	21'9"
Floor			Cathedral Ceiling; Kitchen
			Island; Recessed Lighting;
			Countertops: Quartz
			Flooring: Wood
			Stove: Gas

Provided as a Courtesy of:



DREAM International
Keller Williams Realty
508-534-9638
508-534-7200
team@dreamoncapecod.com
<http://www.DreamOnCapeCod.com>

Welcome Home



Beautiful Setting



Your Getaway From It All



Falmouth Country Club A Mile Away



Falmouth Country Club less than a mile away!

Go For A Swim At The Knob



Bristol Beach A Short Distance Away



Surf Drive Beach



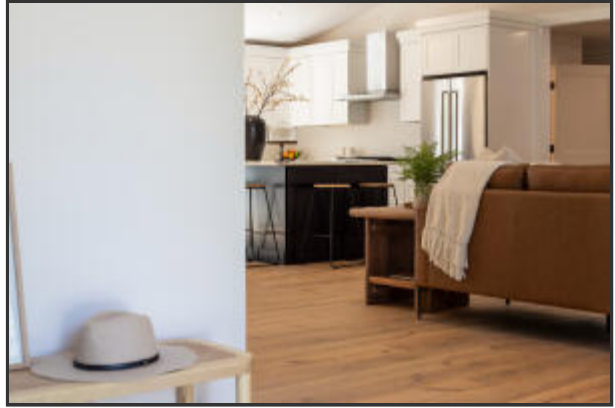
Front Porch For Summer Nights



Dream On In



Naturally Bright



Spacious Living Room



Beautiful Shiplap Accents



Read Your Favorite Book



Breakfast Bar For Six



Dinner Anyone?



Let's Drink Coffee Together



Connected to All The Fun



Deck View



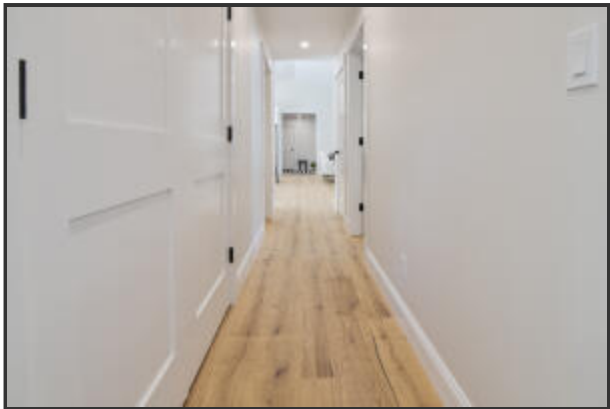
Room For A Pool



Nature Awaits



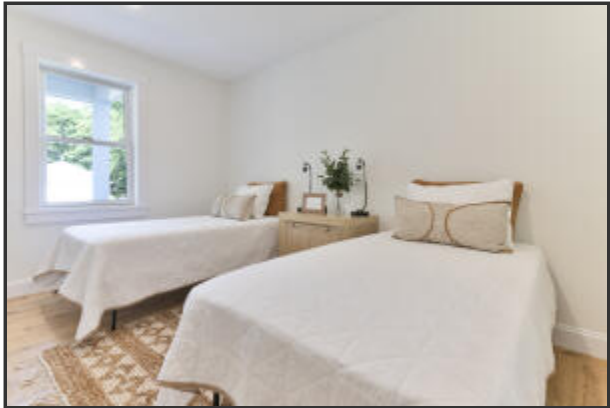
Connect To Bedroom Areas



Laundry A Throw Away



Guest Bedroom



Built To Perfection



Quartz Countertops



Spacious Guest Bath



Sweet Dreams



Natural Lighting Bedroom



Private Yet Connected



You'll Be Grateful You Bought This Home



For Those Nights You Need The Extra Room



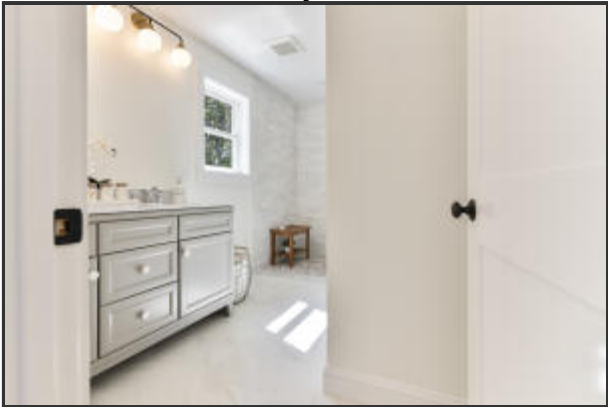
You Deserve To Rest Up



You Can Dream



Beautifully Detailed



Master Suite Bath



Connected To Bath



Double Sink



Full Bath At Master Bedroom



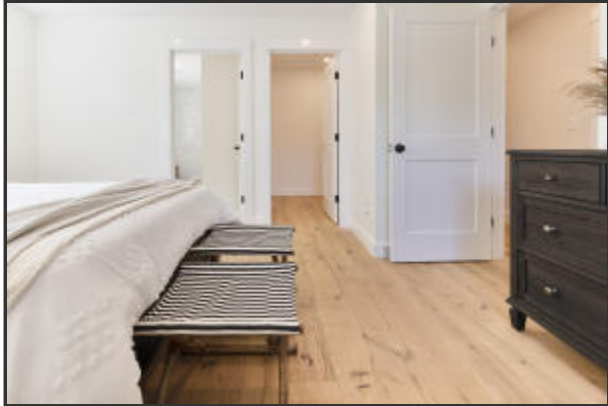
Bright & A Touch Of Modern



Master Bedroom



Spacious Bedroom



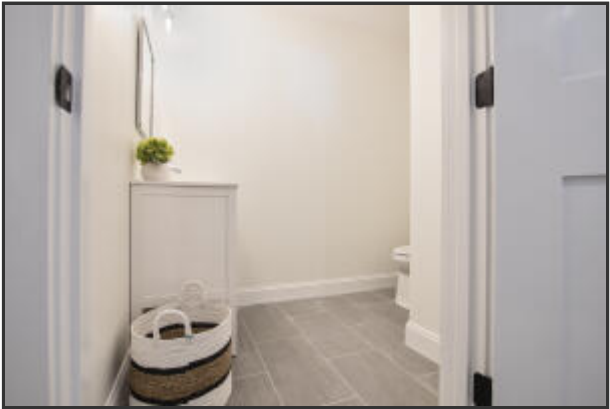
Open Space Foyer



Foyer Entry



So Accessible



Details Matter



Sink Detail



Invite Your Friends & Family



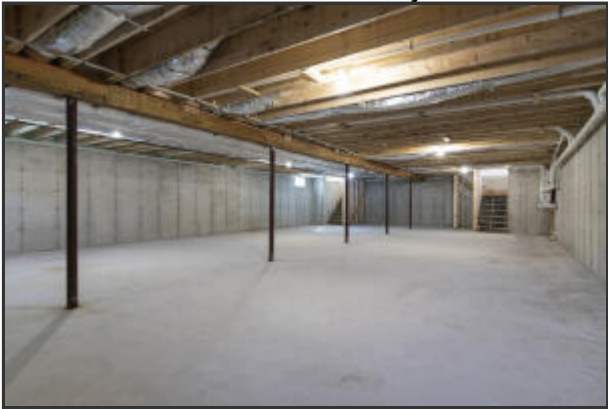
Time To Relax



Ideal For You In Every Detail



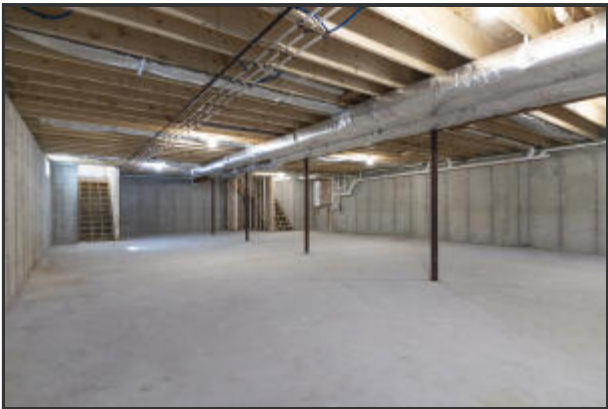
Have Your Own Home Gym



Opportunity Awaits



Lower Level With Potential



Lower Level & Garage Entryways



Spacious Yard



Front Entrance View



Serenity Awaits You



Sunset At Frances Crane Wildlife



Frances Crane Wildlife is less than 4 miles away.

Go For A Run With Beautiful Views



Go For A Walk At Bourne Farm



Bourne Farm is less than 4 miles away.

Beebe Woods



Beebe Woods is only 6 miles away.

Nobska Lighthouse



Pier 37



Pier 37 is only 5 miles away.

Main Street



Highfield Hall & Gardens



Amazing Sights At Coonamessett River



Coonamessett River in 2 miles.

Cape Cod Country Club



Cape Cod Country Club less than 2 miles away.

