

Residential Active MLS#: 22107037

88 Walnut Street Hyannis MA 02601

LP: \$525,000



Property Type:	Residential	Prop Subtype:	Single Family Residence
County:	Barnstable	Village:	Hyannis
Town:	Barnstable	Beds:	3
Rooms:	6	Total Finished	1,975
Baths F/H:	2 / 0	Space:	
Year Built/Desc:	1971 / Approximate	Lot Acres:	0.24
Tax ID:	310-349	DOM/CDOM:	1 / 1
Total Assessment:	\$255,600	Annual Taxes/yr:	\$3,114 / 2021
WF/WV:	No / No	Building	140,300
WB/WBV:		Assessments:	
WF/WV Type:		Land	89,600
Water Access:	Salt	Assessments:	
Leased Land:	No	Other	25,700
Property Includes Recording Devices:	No	Assessments:	
		Look up Property Sewer Status	
		Miles to Beach:	1 to 2
		Mi. to Beach	Sea Street Beach is roughly 2 miles away.
		Comments:	
		Location	South of Route 28
		Description:	
		Special Listing	None
		Cond:	

Remarks: Once upon a time, a beautifully renovated three bedroom home with an open floor plan, a one car garage & a finished lower level w/ a private entrance, was nothing but a dream. Are you ready to see it coming true? Located in the heart of Hyannis, this is your opportunity to live near beaches, shops, restaurants & everything Hyannis has to offer! Located on a quiet road, w/ over 1900 sq. ft of living space, dream on in to discover a bright living room w/ hardwood floors opening to a spacious kitchen boasting views of the back yard, complemented by the oversized breakfast island, white cabinetry, granite countertops & tile flooring. The kitchen provides access to a spacious, flat back yard w/ a large deck & room for a pool, an outdoor bar area & private access to the lower level. There, you'll find a completely finished entertainment area w/ a full bath, offering extra space to entertain guests for the night. Want more? This Ranch style home in move-in condition is on town sewer, features vinyl siding, replacement windows, gas heat, hardwood floors throughout the 1st floor & has been freshly painted. This opportunity won't last. Buyers/agent to verify information contained herein

Directions: Exit the traffic onto MA-28 S/Falmouth Rd, turn right onto Bearse's Way, turn left onto Bumps Rd, and turn left onto Walnut St.

List Date: 12/02/2021
DOM/CDOM: 1 / 1
Original List Price: \$525,000

Garage:	Yes - 1 Cars	Zoning:	RB	Sub-Area:	Hyannis Park
Garage Description:	Attached,Direct Entry,Door Opener	Lot Size SqFt:	10,454	Renovated:	Yes
Basement:	Yes	Lot Size	Assessor	Year Renovated:	2012
Basement Description:	Finished; Full; Interior Access; Walk Out	Source:	Off-Street,Paved	Field Card SqFt:	1,115
Foundation/Width & Depth:	Concrete Perimeter; Poured 38/ 25	Parking Description:	Driveway,Stone/Gravel	Additional Finished Space:	860
Irregular:	No	# of Parking	6	Additional SqFt	Owner
Year Round:	Yes	Spaces:		Source:	
Title Ref Book:	23587	Topography/Lot	Cleared; Fenced/Enclosed;	Total Finished Space:	1,975
Title Ref Page:	8	Desc:	Level	School District:	Barnstable
		Siding:	Vinyl/Aluminum	Beach Ownership:	Public
		Roof:	Asphalt	Beach Description:	Nantucket Sound; Ocean
		Year Built:	1971	Flood Ins Required:	No
				FEMA Flood Zone:	Not Applicable
				Lead Base Paint:	Unknown
				Elevation Certificate:	No
				Asbestos:	Unknown

Interior Features: Dryer/Hookup - Gas; Hookup Washer

Exterior Features: Deck; Fenced Yard; Garden; Porch; Yard

Street Description: Paved,Public

Convenient To: Cape Cod Rail Trail; Conservation Area; Golf Course; House of Worship; In Town Location; Major Highway; Marina; Medical Facility; School; Shopping; Convenient to Water Body 1: Kalmus Beach; Convenient to Water Body 2: Craigville Beach; Convenient to Water Body 3: Nantucket Sound

Neighborhood Amen: Beach; Conservation Area; Golf Course; Marina

Appliances: Dishwasher,Dryer - Gas,Microwave,Range - Electric,Refrigerator,Washer

Showing Reciprocal/See Agent Remarks
Requirements:

Stories:	1	Heating:	Forced Hot Air	Private Pool:	No
Style:	Ranch	Cooling:	None	Private Dock:	No
Floors:	Hardwood, Tile	Hot Water:	Tank	Membership Required:	No
Fireplace:	No	Hot Water Source:	Natural Gas	Association:	No
Living/Dining	No	Water:	Town Water		
Combo:		Sewer:	Public Sewer		
Kitchen/Dining	No	Fuel:	Natural Gas		
Combo:		Underground Fuel Tank:	Unknown		
Mass Use Code:	101 - Residential, single family				

Room Name	Room Level	Length	Width	Features	Room Name	Room Level	Length	Width	Features
Primary Bedroom	Primary Bedroom Level: First Floor	14'11"	15'6"	Closet; Flooring: Wood					
Bedroom 2	Bedroom 2 Level: First Floor	13'7"	10'10"	Closet; Flooring: Wood					
Bedroom 3	Bedroom 3 Level: First Floor	10'1"	11'9"	Closet; Flooring: Wood					
Kitchen	Kitchen Level: First Floor	14'11"	17'4"	Countertops: Granite Flooring: Tile Special Door Access: Sliding	Living Room	Living Room Level: First Floor	15'8"	19'6"	Bay/Bow Windows; Flooring: Wood
					Family Room	Basement	13'7"	21'11"	
						Laundry Room Level: Basement	17'10"	8'4"	Closet; Countertops: Granite