

Residential Active MLS#: 22004314

137 Regatta Road Brewster MA 02631

LP: \$3,500,000



Property Type:	Residential	Prop Subtype:	Single Family Residence
County:	Barnstable	Village:	Brewster
Town:	Brewster	Beds:	5
Rooms:	9	Approx SqFt:	5,559
Baths F/H:	5 / 1	Lot Acres:	2.85
Year Built/Desc:	2007 / Approximate	DOM/CDOM:	0 / 0
Tax ID:	27-72-0	Annual Taxes/yr:	\$15,238 / 2020
Total Assessment:	\$2,489,600	Building Assessments:	1,149,200
Leased Land:	No	Land Assessments:	1,340,400
		Other Assessments:	0
		WF/WV:	Yes / Yes
		Location Description:	North of 6A

Property Includes Recording Devices: No

Remarks: Welcome to a place where all of your dreams come true. As you drive into your very own private road, you'll discover a setting unlike any other. This privately set 2.85 acre waterfront property on Cape Cod Bay is surrounded by scenic beauty, conservation land & birdwatching at its best. A nature enthusiasts dream nestled in a seaside habitat, experience breathtaking sunsets & the beauty of all the wildlife that lives here. Adjacent to Drummer Boy Park & minutes to the beach, explore activities from kayaking to fly fishing or relaxing in your own swimming hole while seeing turtles or deer in the back yard. Here all is possible for you. State-of-the-art construction highlighted by vintage details to magnify its character, explore classic features you'll love. A sanctuary like this inspires one to create & cherish wildlife living amongst it's natural environment of native ferns, pines, cedar, tupelo, oak & cherry trees to name a few, all while taking in magnificent views abutting marshland, cranberry bog, & Crows Pasture and Wings Island by Cape Cod. It is all preserved for birds & nature to flourish & now, it is a place you can call home. Buyer/agent to verify all information herein.

Directions: Route 6A to North on Regatta Road. At the end of private road, please take a left to arrive at 137 Regatta Road.

List Date:	07/11/2020
DOM/CDOM:	0 / 0
Original List Price:	\$3,500,000

Garage:	Yes - 3 Cars	Zoning:	Residential	Renovated:	No
Garage Description:	Attached	Lot Size SqFt:	124,146	Year Renovated:	
Basement:	Yes	Lot Size Source:	Field Card	SqFt Source:	Field Card
Basement Description:	Bulkhead Access; Full; Interior	Parking Description:	Improved Driveway	School District:	Nauset
Foundation:	Access	# of Parking Spaces:	16	Beach:	Public
Irregular:	No	Topography/Lot Desc:	Gentle Slope; Level; Marsh; View	Ownership:	
Year Round:	Yes	Siding:	Shingle	Miles to Beach:	.3 - .5
Special Listing Cond:	None	Roof:	Asphalt	Mi. to Beach Comments:	Paines Creek Beach is a short distance away.
		Year Built:	2007	Waterfront Desc:	Bay; Bog; Marsh
				Beach Description:	Bay
				Flood Ins Required:	No
				FEMA Flood Zone:	
				Lead Base Paint:	Unknown
				Elevation:	No
				Certificate:	
				Asbestos:	Unknown

Interior Features:	Attic Storage; Interior Balcony; Linen Closet; Pantry; Recessed Lighting; Walk-in Closet; Wet Bar
Exterior Features:	Deck; Outdoor Shower; Patio; Porch; Screened Porch; Yard
Street Description:	Dead End Street, Private
Convenient To:	Bike Path; Cape Cod Rail Trail; Conservation Area; Convenient to Water Body 1: Cape Cod Bay; Convenient to Water Body 2: Paines Creek; Convenient to Water Body 3: Cold Storage Beach
Appliances:	Central Vac, Dishwasher, Dryer - Gas, Microwave, Range - Gas, Refrigerator, Security Alarm, Washer
Showing Instructions:	Reciprocal/See Agent Remarks

Stories:	2	Heating:	Forced Hot Air	Pool:	No/ None
Style:	Colonial	Cooling:	Central Air	Dock:	No/ None
Floors:	Tile, Wood	Hot Water:	Tank	Membership Required:	No
Fireplace:	Yes - 3	Hot Water Source:	Electric; Other	Association:	No
Living/Dining Combo:	No	Water:	Town Water		
Kitchen/Dining Combo:	No	Sewer:	Private Sewer		
Mass Use Code:	101 - Residential, single family	Fuel:	Propane Gas, Other		
Separate Living Qtrs:	Attached; Detached; Second Floor	Underground Fuel Tank:	Unknown		

Room Name	Room Level	Length	Width	Features	Room Name	Room Level	Length	Width	Features
Master Bedroom	Master Bedroom Level: First Floor	21	14	Balcony; Built-Ins; Private Full Bath; Recessed Lighting; View; Walk-in Closet; Fireplace: Gas	Laundry Room	Laundry Room Level: First Floor	8	6	Recessed Lighting; Flooring: Tile
Bedroom 2	Bedroom 2 Level: Second	16	14	Flooring: Wood; Built-Ins; Recessed Lighting; Walk-in Closet;	Living Room	Living Room Level: First Floor	23	21	Built-Ins; Recessed Lighting; Fireplace: Gas
					Family	Second Floor	16	16	Flooring: Wood

7/11/2020

flexmls Web

Bedroom 3	Floor Bedroom 3 Level: Second Floor	16	16	Flooring: Wood Balcony; Bay/Bow Windows; Closet; Private Full Bath; Recessed Lighting; Flooring: Other Flooring: Wood
Dining Room	Bedroom 4 Level: Second Floor Dining Room Level: First Floor	19	16	Bay/Bow Windows; Recessed Lighting; Flooring: Wood
Kitchen	Kitchen Level: First Floor	16	16	Breakfast Bar; Kitchen Island; Recessed Lighting; Flooring: Wood

Room			
Family Room	First Floor	21	15
Sun Room	First Floor	26	14

Provided as a Courtesy of:



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Welcome Home



137 Regatta Rd. 7.9MB-1



Abutting Conservation Land



Nature Awaits



Privacy Like You Haven't Seen Yet



Breathtaking Sunsets



Bluestone Walkway



Historic Red Front Door



Dream On In



Open Space Foyer



Formal Living Room



Cozy Days by Gas Fireplace



Living To Covered Porch



Views & Nature's Beauty



Dining Room



Dining Room



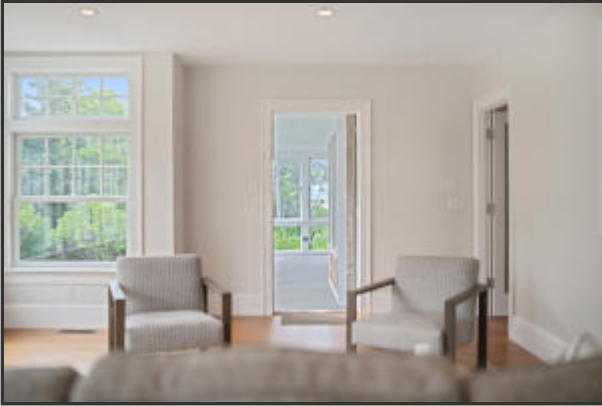
Family Room



The Stories You'll Tell



Out to the Sun Room



180 Degree Views of Nature & Beyond



Connect With Nature



Nature's Energy



Sun Room Facing Northwest



Sunroom to Dining Room



The Views Are Breathtaking



Open Yet Intimate Floor Plan



Dining To Kitchen



Spacious and Efficient



Breakfast Bar



Invite In The Family for Dinner



Cook & Join In The Fun Together



Adjacent Pantry Area



Foyer Divides Living & Sleeping Areas



Entering 1st Fl. Master Master Bedroom



Bedroom to Covered Patio



Access Covered Porch From Master



Master Bedroom to Bath



Time For You



Master Bath



Shower



Walk In Closet



Master to Family Room



Family Room 137 Regatta Rd. 15MB-124



Easy Access To 2nd Floor Bedroom Areas



Family Room Fun



Take A Deep Breath



All Can Enjoy The Fresh Air



Bedroom to Balcony



North Bedroom



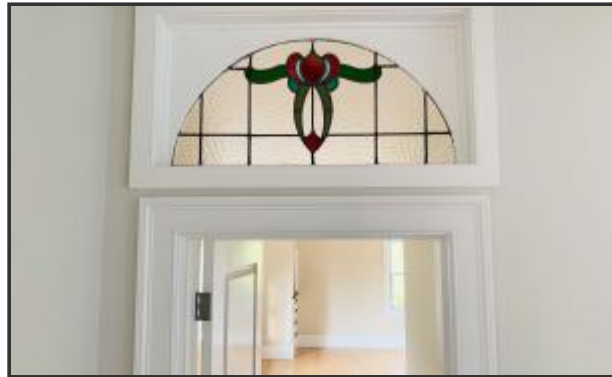
North Bedroom Bath



Balcony Off Bedroom



East Master Bedroom Entrance



East Bedroom



East Master Bedroom



Clawfoot Tub & Double Sink



West Bedroom With Views



West Bedroom To Bath



West Room Bath



Full Guest Bathroom



Enjoy & Relax



Upstairs Living Room



Kitchen In Apartment



Guest Apartment



Access To Balcony



So Private



Breathtaking Views & Sunsets



Protected by Conservation Land



Neighboring Property



Aerial View



Out to Cape Cod Bay



Simple & Classic



Nestled Amongst The Trees



Views From Back Yard



Wildlife Surroundings



Awaiting You!



