

Residential Active **MLS#: 22105198**

**37 Lake Shore Drive East Falmouth MA 02536**

**LP: \$975,000**



<b>Property Type:</b>	Residential	<b>Prop Subtype:</b>	Single Family Residence
<b>County:</b>	Barnstable	<b>Village:</b>	East Falmouth
<b>Town:</b>	Falmouth	<b>Beds:</b>	4
<b>Rooms:</b>	7	<b>Approx SqFt:</b>	2,134
<b>Baths F/H:</b>	3 / 0	<b>Lot Acres:</b>	0.46
<b>Year Built/Desc:</b>	1965 / Approximate	<b>DOM/CDOM:</b>	0 / 0
<b>Tax ID:</b>	22 07 003 001C	<b>Annual Taxes/yr:</b>	\$3,296 / 2021
<b>Total Assessment:</b>	\$387,800	<b>Building</b>	165,900
<b>WF/WV:</b>	Yes / Yes	<b>Assessments:</b>	
<b>WB/WBV:</b>	Jenkins Pond / Jenkins Pond	<b>Land</b>	209,100
<b>WF/WV Type:</b>	Lake/Pond / Lake/Pond	<b>Assessments:</b>	
<b>Water Access:</b>	Fresh	<b>Other</b>	12,800
<b>Leased Land:</b>	No	<b>Assessments:</b>	
<b>Property Includes</b>	No	<b>Miles to Beach:</b>	0 - .1
<b>Recording Devices:</b>		<b>Mi. to Beach</b>	3 Association beaches located on Jenkins Pond.
		<b>Comments:</b>	
		<b>Location</b>	East of Route 6; North of Route 28; South of 6A
		<b>Description:</b>	
		<b>Special Listing</b>	None
		<b>Cond:</b>	

**Remarks:** A waterfront haven enlightens ones' life with color, beauty & sophisticated design to complement pond front lifestyle at its best. Welcome to a nature lover's paradise enhanced by rooms featuring breathtaking views & a floor plan you'll love. Sited on Jenkins Pond, wake up on the waters' edge, where kayaking or swimming, guests for s'mores & so much is awaiting you. Get the sunblock in the boathouse for fun in the sun or come home after a day shopping on the town & dream on into an open concept foyer w/ cathedrals accented by nickel gap shiplap & custom cable railings. Upstairs, you'll discover a family room enhanced by a wine bar, dining area & a full bath, opening to custom shiplap walls in hallway towards three bedrooms, one set up as an office & a fully renovated bath you must see. The water views are everywhere! The lower level displays the views as nature's painting of the day. Entertain in the living room by the fire or the renovated kitchen w/ stainless appliances, granite countertops, glass tile backsplash & light gray accented cabinetry. Rest away in a bedroom across from a full bath or go outdoors. It's your day to create! Buyer/agent to verify info contained herein.

**Directions:** On Rt 28, head north on John Parker Rd towards Zekes Way. Turn L onto Sandwich Rd & R onto Pinecrest Beach Dr. Turn L onto Round Pond Dr & L onto Lake Shore Dr. Your destination will be on the R.

**List Date:** 08/27/2021  
**DOM/CDOM:** 0 / 0  
**Original List Price:** \$975,000

<b>Garage:</b>	Yes - 1 Cars	<b>Zoning:</b>	RC	<b>Renovated:</b>	Yes
<b>Garage</b>	Detached,Door	<b>Lot Size SqFt:</b>	20,038	<b>Year Renovated:</b>	2019
<b>Description:</b>	Opener,Storage Above	<b>Lot Size Source:</b>	Field Card	<b>SqFt Source:</b>	Owner
<b>Basement:</b>	No	<b>Parking Description:</b>	Paved Driveway	<b>Approx SqFt:</b>	2,134
<b>Foundation</b>	Block	<b># of Parking Spaces:</b>	7	<b>School District:</b>	Falmouth
<b>Irregular:</b>	No	<b>Topography/Lot Desc:</b>	Pond	<b>Beach Ownership:</b>	Association
<b>Year Round:</b>	Yes	<b>Siding:</b>	Brick	<b>Beach Description:</b>	Lake/Pond
<b>Title Ref Book:</b>	27706-197	<b>Roof:</b>	Asphalt	<b>Flood Ins Required:</b>	Not Verified
		<b>Year Built:</b>	1965	<b>FEMA Flood Zone:</b>	Not Applicable
				<b>Lead Base Paint:</b>	No
				<b>Asbestos:</b>	No

**Interior Features:** Wet Bar  
**Exterior Features:** Deck; Fenced Yard; Garden; Patio; Yard  
**Street Description:** Paved,Public  
**Convenient To:** Bike Path; Conservation Area; Golf Course; Major Highway; Shopping; Convenient to Water Body 1: Jenkins Pond  
**Appliances:** Dishwasher,Dryer - Electric,Refrigerator,TV Antenna,Washer  
**Showing Requirements:** Reciprocal/See Agent Remarks

<b>Stories:</b>	1	<b>Heating:</b>	Forced Hot Air	<b>Private Pool:</b>	No
<b>Style:</b>	Raised Ranch	<b>Cooling:</b>	Central Air	<b>Private Dock:</b>	No
<b>Floors:</b>	Other	<b>Hot Water:</b>	None,Other	<b>Membership Required:</b>	No
<b>Fireplace:</b>	Yes - 1	<b>Hot Water Source:</b>	Natural Gas	<b>Association:</b>	Yes
<b>Living/Dining</b>	Yes	<b>Water:</b>	Town Water	<b>Assoc Fee Year:</b>	2021
<b>Combo:</b>		<b>Sewer:</b>	Cesspool	<b>Assoc Fee:</b>	\$60 Monthly
<b>Kitchen/Dining</b>	Yes	<b>Fuel:</b>	Natural Gas	<b>Assoc Fee Incl:</b>	Beach
<b>Combo:</b>		<b>Underground Fuel Tank:</b>	No		
<b>Mass Use Code:</b>	101 - Residential, single family				

Room Name	Room Level	Length	Width	Features	Room Name	Room Level	Length	Width	Features
Master Bedroom	<b>Primary Bedroom Level:</b> First Floor	11'14"	13'	Closet;	Laundry Room	<b>Laundry Room Level:</b> First Floor	7'8"	10'1"	
Bedroom 2	<b>Bedroom 2 Level:</b> Second Floor	13'	13'7"	Closet;	Living Room	<b>Living Room Level:</b> First Floor	19'5"	11'7"	View;
					Family Room	Second Floor	16'6"	13'10"	

8/27/2021

flexmls Web

Bedroom 3	<b>Bedroom 3 Level:</b> Second Floor	14'6"	13'7"	Closet;
Bedroom 4	<b>Bedroom 4 Level:</b> Second Floor	7'8"	9'3"	Closet;
Dining Room	<b>Dining Room Level:</b> First Floor	10'6"	14'6"	
Kitchen	<b>Kitchen Level:</b> First Floor	14'2"	12'3"	Kitchen Island;

Second Floor	9'10"	8'2"
First Floor	12'3"	7'