

Residential Active MLS#: 22401227

12 Cranberry Trail Harwich MA 02645

LP: \$750,000



Property Type:	Residential	Prop Subtype:	Single Family
County:	Barnstable		Residence
Town:	Harwich	Village:	Harwich
Rooms:	7	Beds:	1
Baths F/H:	2 / 0	Total Finished Space:	1,962
Year Built/Desc:	2005 / Approximate	Lot Acres:	0.23
Tax ID:	78-H3-2-7	DOM/CDOM:	1 / 1
Total Assessment:	\$635,800	Annual Taxes/yr:	\$3,833 / 2024
WF/WV:	No/ No	Building	494,600
Golf Course Front:	No	Assessments:	
Golf Course View:	No	Land Assessments:	141,200
Leased Land:	No	Other Assessments:	0
Property Includes Recording Devices:	No	Miles to Beach:	2 Plus
		Location Description:	North of Route 28
		Special Listing Cond:	None

Remarks: Hidden gem alert! Step into a world of possibilities where clever design & abundant space adapt to your ever-changing needs. Discover the unexpected versatility of this expansive Cape featuring one bedroom plus a den & two baths, full of charm & recent updates, nestled at the end of the road surrounded by 835 acres of conservation trails, ponds & timeless escapes. Experience flexibility & functionality, where every corner holds the promise of comfort & convenience. Imagine a haven w/ an open floor plan, living & family rooms complemented by high ceilings & gas fireplaces, a dining room for six guests & a well-equipped kitchen with a pantry, an island, breakfast bar & updated appliances. Want more? A home office, mud room & full bath complete the first floor. Upstairs, discover a spacious bedroom suite with two walk-in closets, a private bath & living room area. Built in 2005, this home offers central air conditioning, a full basement with interior access, an attached oversized garage & solar panels. Don't be fooled by the one-bedroom deed restriction - the open floor plan & generous space allow for creative living arrangements & countless possibilities to live the way you dream.

Directions: Depot Street to right on Belmont Ave. (entry to Harwich Keyes). Left on Fuller St.. 12 Cranberry Trail is straight ahead, at the end of Fuller St., just beyond the stone pillars.

List Date:	03/28/2024	Buyer Broker Commission:	2%
DOM/CDOM:	1 / 1	Compensation Type:	Net
Original List Price:	\$750,000	Dual Var Comm:	No

Garage:	Yes - 1 Cars	Zoning:	Residential	Renovated:	Yes
Garage Description:	Attached,Direct Entry	Lot Size SqFt:	10,019	Year Renovated:	2023
Basement:	Yes	Lot Size Source:	Field Card	Field Card SqFt:	1,962
Basement Description:	Bulkhead Access; Full; Interior Access	Parking Description:	Guest,Off-Street,Paved Driveway	Total Finished Space:	1,962
Foundation:	Concrete Perimeter; Poured	# of Parking Spaces:	4	School District:	Monomoy
Irregular:	No	Topography/Lot Desc:	Cleared; Level	Flood Ins Required:	No
Year Round:	Yes	Siding:	Clapboard,Shingle	FEMA Flood Zone:	X
Title Ref Book:	35944	Roof:	Asphalt,Pitched	Lead Base Paint:	Unknown
Title Ref Page:	148	Year Built:	2005	Elevation Certificate:	No
				Asbestos:	Unknown

Interior Features: Linen Closet; Mud Room; Pantry; Walk-in Closet
Exterior Features: Deck
Street Description: Dead End Street,Paved,Unpaved
Convenient To: Conservation Area; Golf Course; Horse Trail; In Town Location; Shopping; Convenient to Water Body 1: Pleasant Rd Beach
Neighborhood Amen: Conservation Area
Appliances: Dishwasher,Dryer - Electric,Range - Electric,Refrigerator,Washer

Stories:	2	Heating:	Forced Hot Air	Private Pool:	No
Style:	Cape	Cooling:	Central Air	Private Dock:	No
Floors:	Carpet,Laminate,Tile	Hot Water:	Tank	Membership Required:	No
Fireplace:	Yes - 2	Hot Water Source:	Electric	Association:	No
Living/Dining Combo:	Yes	Water:	Town Water		
Kitchen/Dining Combo:	Yes	Sewer:	Septic Tank: Title V Grade Level		
Mass Use Code:	101 - Residential, single family	Fuel:	Natural Gas		
Nitrogen Sensitive Area:	Yes	Underground Fuel Tank:	Unknown		
		Solar Features:	Solar - Leased		

Room Name	Room Level	Length	Width	Features	Room Name	Room Level	Length	Width	Features
Primary Bedroom	Primary Bedroom Level: Second Floor			Private Full Bath; Walk-in Closet;	Laundry Room	Laundry Room Level: First Floor			
Dining Room	Dining Room Level: First Floor				Living Room	Living Room Level: First Floor			
					Home Office	First Floor			

3/29/24, 4:15 PM

flexmls Web

Kitchen **Kitchen Level:** First
Floor

Cable TV; Kitchen
Island;
Countertops: Granite
Flooring: Carpet

Provided as a Courtesy of:

Dream Homes & Estates, Inc.

508-534-9638

The listing broker's offer of compensation is made only to Participants of the MLS where the listing is filed.

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Welcome Home



Back Entrance



Trails All Around



Ponds & Trails in Punkhorn Parklands



Relax Outdoors By The Ocean



Explore The Ocean Beaches Minutes Away



Front Deck



Dream On In



All Connected as One



Cozy Nights By The Gas Fireplace



Open Floor Plan



Dining Room for Six



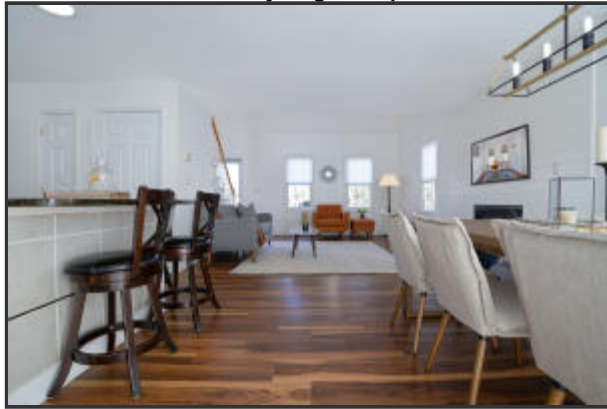
Kitchen & Dining As One



Back Deck & Garage View



Naturally Bright & Open



Breakfast Bar in Kitchen



Kitchen with Granite Countertops



Fully Equipped Kitchen



Office with Closet



Full Bath In Lower Level



Garage Entryway to Family Room



Room for All To Enjoy Movies Together



Movie Nights Anyone



Going Upstairs



Second Floor with Private Suite



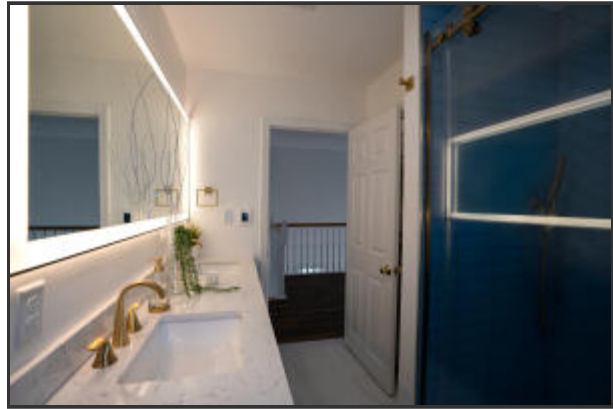
Living Area Connecting to Bathroom



Bath in Second Floor Suite



Bedroom Suite Bathroom



Suite Connects to Bath



Bedroom Suite On Second Floor



Bright & Spacious



Spacious Enough for a King Bed



Two Closets with Shelving



Back View of Property



Beach Minutes Away



Juice Bar In Harwich



Sightseeing Locations To Visit



Twenty-Eight Atlantic



Fine Dining By The Water



Waterfront Dining



Hot Stove Saloon



The Nines Art Gallery



Reciprocity Artisans Market



Buca's Restaurant



Depot Dogs



Cranberry Valley Golf Course



Cranberry Valley Golf Course



Cranberry Bog Tours



Cranberry Bog



Wychmere Harbor



Day At The Beach Awaits You!

