



## MLS # 73043611 - Active

### Land - Residential

**314 Pimlico Pond Rd  
Mashpee, MA 02649-2109  
Barnstable County**

List Price: **\$275,000**

Grade School:

Middle School:

High School:

Directions: **Exit 2 off Route 6, 130 South to Pimlico Pond Road, 0.7 mile and 314 will be on your Right**

### Remarks

**Waterfront, buildable, 1.86-acre corner lot, nestled in a quiet neighborhood on lovely Pimlico Pond with 145 (+-) feet of water frontage. The Pond is excellent for kayaking, canoeing and great fishing in this well-known spot. This parcel is bright and sunny throughout the day and finishes with the sunset directly across the pond. Located in a desirable area close to amenities, commuting and proximity to Wakeby and Peter's Pond. The property is predominantly in Mashpee (Lot 6) with the waterfront portion in Sandwich (Lot 6A), which as stated in the Deed cannot be separated. Please see attached plot plan, deed, and document to confirm it is buildable. Buyers and buyer's agents to verify here within.**

### Property Information

Total Approx. Acres: **1.86 (81,021 Sq. Ft.)**

Cultivation Acres:

Home Own Assn:

No. of Approved Lots:

Pasture Acres:

Assn Req:

Approx. Street Frontage:

Timber Acres:

HOA Fee:

Disclosures:

### Features

Area Amenities: **Shopping, Walk/Jog Trails, Golf Course, Medical Facility, Conservation Area, House of Worship, Public School**

Beach: **Yes Ocean**

Beach - Miles to: **1 to 2 Mile**

Cable Available:

Documents: **Other (See Remarks)**

Electric: **At Street**

Gas: **None**

Land Description: **Wooded, Corner, Scenic View(s)**

Road Type: **Public, Paved**

Sewer Utilities: **Private**

Water Utilities: **At Street**

Waterfront: **Yes Pond, Frontage, Direct Access, Private**

Water View: **Yes Pond, Private**

Zone Usage: **Single Family**

### Other Property Info

Adult Community: **No**

DEQE/DEP#:

Disclosure Declaration: **No**

Perc Test: **No**

Short Sale w/Lndr.App.Req: **No**

Lender Owned: **No**

### Tax Information

Pin #: **M:1 B:31 L:0**

Assessed: **\$310,700**

Tax: **\$2,538** Tax Year: **2022**

Book: **17929** Page: **159**

Cert:

Zoning Code: **R5**

Map: **1** Block: **31** Lot: **0**

### Compensation

Sub-Agent: **Not Offered** Buyer Agent: **2.5**

Facilitator: **2.5**

Compensation Based On:

**Gross/Full Sale Price**

### Office/Agent Information

Listing Office: **Sotheby's International Realty**  **(508) 428-9115**

Listing Agent: **Germaine Murphy**  **(978) 273-8113**

Team Member(s):

Sale Office:

Sale Agent:

Listing Agreement Type: **Exclusive Right to Sell**

Entry Only: **No**

Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**

Showing: Buyer-Agent: **Call List Agent**

Showing: Facilitator: **Call List Agent**

Special Showing Instructions: **Please Call or Text the Listing Agent-Germaine Murphy 978-273-8113**

### Market Information

Listing Date: **10/3/2022**

Days on Market: Property has been on the market for a total of **250** day(s)

Expiration Date:

Original Price: **\$275,000**

Off Market Date:

Listing Market Time: MLS# has been on for **95** day(s)

Office Market Time: Office has listed this property for **250** day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:

Sale Date:

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