



Aerial View

MLS # 73013640 - Expired Land - Residential

**84 Hooppole Road
Mashpee, MA 02649
Barnstable County**

List Price: **\$349,500**

Grade School:

Middle School:

High School:

Directions: **Route 151 to Ashumet Road, right on Hooppole Road lot on left. If you passed Duck Blind Rd too far.**

Remarks

Nature Lovers Paradise! Beautiful 3 Acre lot abutting Ashumet Holly Audubon Sanctuary! Build your dream home, create your own compound! Stunning one of a kind Upland lot! Fauna & Flora abound! Where Eagles soar and Otters frolic. Deeded Easement to "Man Made Pond" for your Canoe or Kayaks that leads to Ashumet Pond. Yet minutes away from all that Mashpee Commons shops and restaurants have to offer! 1.5 miles to Johns Pond beach & boat ramp. 1.8 miles to Ashumet beach & boat ramp. 571ft of frontage on town maintained road. Town water and gas on the street, perk in hand. This is a rare opportunity to own a very special parcel of land!

Property Information

Total Approx. Acres: **3.02 (131,551 Sq. Ft.)**

Cultivation Acres:

Home Own Assn:

No. of Approved Lots:

Pasture Acres:

Assn Req:

Approx. Street Frontage: **571 Ft**

Timber Acres:

HOA Fee:

Disclosures:

Features

Area Amenities: **Shopping, Tennis Court, Golf Course, Conservation Area, Highway Access**

Beach: **Yes Lake/Pond**

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

Cable Available:

Documents: **Legal Description, Perc Test, Land Survey, Aerial Photo**

Electric: **At Street**

Gas: **At Street**

Lot Improvements: **Lot Staked**

Land Description: **Easements, Level, Wooded, Gentle Slope**

Road Type: **Public, Paved, Publicly Maint.**

Sewer Utilities: **Private**

Water Utilities: **Public**

Waterfront: **No**

Water View: **No**

Zone Usage: **Single Family**

Other Property Info

Adult Community: **No**

DEQE/DEP#:

Disclosure Declaration: **No**

Perc Test: **Yes**

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

Lender Owned: **No**

Tax Information

Pin #: **57-42A-0**

Assessed: **\$202,300**

Tax: **\$1,624** Tax Year: **2022**

Book: **30610** Page: **252**

Cert:

Zoning Code: **R5**

Map: Block: Lot:

Compensation

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

Facilitator: **1%**

Compensation Based On: **Gross/Full Sale Price**

Office/Agent Information

Listing Office: **True Value Properties**  (800) 887-5058

Listing Agent: **Chris Carvill**  (617) 694-4660

Team Member(s): **Chris Carvill**  (617) 694-4660

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:

Firm Remarks

Sign on property, call listing broker to talk and walk the lot. There are two acres that can be applied to obtain bedroom count, 10,000 SF per bedroom. Buyer and buyers broker to confirm all information.

Market Information

Listing Date: **7/18/2022**

Days on Market: Property has been on the market for a total of **148** day(s)

Expiration Date:

Original Price: **\$424,900**

Off Market Date: **12/12/2022**

Sale Date:

Listing Market Time: MLS# has been on for **148** day(s)

Office Market Time: Office has listed this property for **148** day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:

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