

The Enterprise

REAL ESTATE

Friday, October 11, 2024



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Starts On Page 6B

The Enterprise

CLASSIFIEDS

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Featured Listing Open Houses



Saturday 10:30-12:30 | 11 Rex Lane

WOODS HOLE - 4 Bedroom, 2 Bath Cape with FP Living Room, hardwood floors, custom kitchen, beautiful enclosed porch with sundeck off. Air conditioned & whole house generator. This house is not in a flood zone. **NEWLY PRICED AT \$949,900**



Saturday 11-12:30 | 52 Captains Lane

FALMOUTH - This beautiful 3 Bedroom, 3 Bath Contemporary Ranch-style home has a large open floor plan with living room, semi-circular dining area, newly renovated kitchen. 2 bedrooms and full bath plus a large primary with a new private bath. Laundry room with direct access to an oversized two-car garage. The lower level offers finished space and full bath. This is a fabulous family home with direct saltwater access within a few hundred feet. Launch a kayak, canoe or just wet your feet. **Newly Priced at... \$1,149,900**



Saturday 1:30-3 | 110 Dillingham Ave.

DILLINGHAM PLACE/FALMOUTH - This is NOT assisted living! This is a premier condo complex offering totally independent living ages 62+. This 1,194 sq.ft. unit is in mint condition with new paint on trim and walls and new carpeting, ready to move in..... **NEWLY LISTED AT \$579,900**



NORTH FALMOUTH (THE KNOLLS) - 4 Bedroom, 2.5 Baths Contemporary home with nearly 2,400 sq. ft. of single level living. LR with cathedral ceiling, dining room, great room and screened-in porch, sundeck, 2 car garage, full house generator & central air... **NEWLY LISTED at \$879,900**



What is the Value of your HOME

Scan the QR code for an instant property evaluation



LIST WITH TEAM KINCHLA

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Jerry Mason | 508.292.9297 | jerry.mason@raveis.com

Carmela Scena | 508.564.0698 | carmela.scena@raveis.com

See all virtual tours at
TourKinchla.com

THIS WEEK'S OPEN HOUSE SPECIAL

NEW LISTING



OPEN HOUSE

OCTOBER 12TH & 13TH | 10:30 - 12PM

OFFERED AT \$1,395,000

VISIT 19GREGORYLN.COM

Sotheby's
INTERNATIONAL REALTY

19 Gregory Lane | Falmouth, MA

4 BED | 3 BATH | 3,282 Sq. Ft.

Elegant open floor plan contemporary in desirable Sippewissett Highlands! Nestled in a private wooded setting on a cul-de-sac abutting the conservation trails of Beebe Woods containing over 350 acres of gorgeous walking trails. Walk into this stately home that offers peace and privacy with walls of glass to bring the outside in. House features a wraparound covered porch and backyard deck with areas for gardens or bigger playground areas. The home features a curving staircase at the entry foyer and a step down fireplace living room, office, dining area open to the country kitchen. There is a separate enormous family room above the two-car garage, glistening hardwood floors, second floor primary suite with wood burning fireplace, jacuzzi tub for soaking in, and Juliet deck and very large walk-in closet, three additional bedrooms, winding staircase, and widow's walk to enjoy the views of nature. Very large walkout basement with extensive storage. Deeded association beach rights and close to downtown and the Shining Sea bike path.



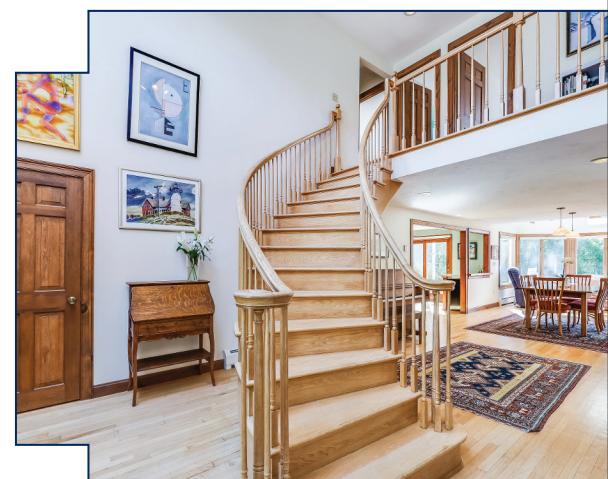
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DANIELLE ROKOSZ

Sales Associate
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danielle.rokosz@sothebys.realty
daniellerokosz.com



This Week's Featured Property



255 WHEELER ROAD, MASHPEE \$685,000

Year-Round Oasis Across from Ashumet Pond-Seasonal View

Discover the epitome of Cape Cod living in this meticulously maintained Mashpee home. Situated directly across from serene Pond and boasting deeded beach rights to both Ashumet and John's Ponds, this property offers an unparalleled opportunity for aquatic recreation and relaxation.

Step inside this inviting 3-bedroom, 2-bathroom residence and be greeted by a spacious living room adorned with cathedral ceilings and warm hardwood floors. The open floor plan seamlessly connects the living room to the dining area and updated kitchen, complete with granite countertops and a gas stove. A convenient first-floor bedroom and full bathroom with laundry area provide added versatility. Upstairs, discover two generously sized bedrooms and the primary suite, which offers ample closet space and the potential for an ensuite bathroom. The partially finished basement provides extra accommodations for guests.

Outdoor living is a dream come true on the expansive .26-acre fenced yard (complete with added dog protection for small dogs and large dogs alike), featuring mature plantings, a new awning-covered deck, and a cozy stone firepit. New Blinds stay with home-Tea Biscuit, New Gutters, New Awning-(Fan over deck excluded from sale-family gift), Freshly painted inside and out, Landscaping improvements all stay with the home-fresh gravel parking, mulch, walk way, granite landscaping pavers, New fans and lighting.



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daniellerokosz.com



OPEN HOUSE | FRIDAY 3 - 5PM

14 & 16 Sippewissett Road
Falmouth | \$2,495,000
14-16SippewissettRoad.com
Kerrie Marzot | 508.274.2236



OPEN HOUSE | SATURDAY 12 - 2PM

47 Two Ponds Road
Falmouth | \$1,460,000
47TwoPondsRoad.com
Stacie Kapulka | 508.560.9490



OPEN HOUSE | SATURDAY 11 - 12:30PM
OPEN HOUSE | SUNDAY 10 - 12PM

104 Woods Hole Road
Falmouth | \$1,295,000
104WoodsHoleRd.com
Kerrie Marzot | 508.274.2236



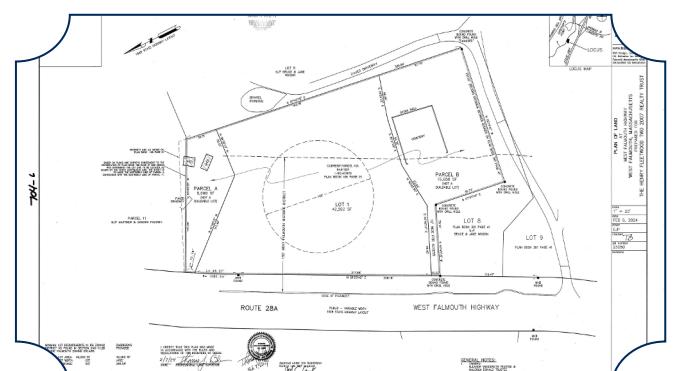
OPEN HOUSE | SUNDAY 1 - 3PM

12 Fairway Lane
Falmouth | \$1,195,000
12FairwayLane.com
Stacie Kapulka | 508.560.9490
Kerrie Marzot | 508.274.2236



OPEN HOUSE | FRIDAY 3 - 5PM

10 Croyden Drive
East Falmouth | \$589,000
10CroydenDr.com
Danielle Rokosz | 774.487.8818
Kerrie Marzot | 508.274.2236



Lot 1 W Falmouth Highway
Falmouth | \$499,000
kerriemarzot.com
Kerrie Marzot | 508.274.2236

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118 Westwood Road North Falmouth, Massachusetts



5 BD | 4.5 BA | 5,378 Sq. Ft. | Offered at \$6,795,000
Visit 118Westwood.com for more information.

Experience coastal living in this exquisite Nye's Neck Cape-style home, built in 2015. With five spacious bedrooms and striking Buzzards Bay views, this elegant residence blends heritage and modern design seamlessly. The open floor plan includes a chef's kitchen, cozy living room, and a primary suite for comfort and privacy. Outdoor amenities feature a private beach, patio, and oversized hot tub, while the community offers a boat dock and ramp, enhancing your boating lifestyle. This home truly embodies aspirational yet attainable oceanfront living.



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FALMOUTH \$1,950,000
Racing Beach updated and expanded cape on park-like grounds.



EAST SANDWICH \$1,850,000
Coastal living meets exceptional craftsmanship, nearly 4,000 sq ft home near E. Sandwich beach.



EAST FALMOUTH \$1,775,000
4BD coastal ranch in the Menauhant area of Falmouth.



SANDWICH \$950,000
JUST LISTED! Beautifully updated Colonial nestled on a corner lot on 1.4 acres of serene land.



NORTH FALMOUTH \$675,000
JUST LISTED! 3BD farmhouse, 3 car garage with loft on half acre.



SANDWICH \$549,000
JUST LISTED! 3BR/2BA ranch style home on private corner lot features open living space.

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HOMES SERVICES**

**ROBERT PAUL
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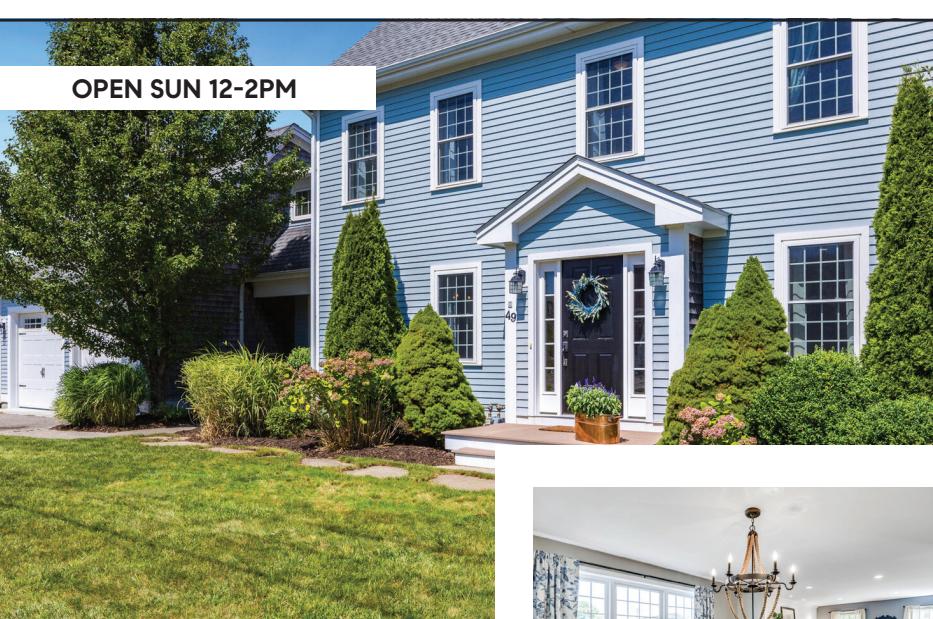
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49 Wood Avenue
\$1,975,000 3 BD 3 1H BA 3,753 SF
Beverly Comeau 508.364.0084

North Falmouth
12 Highcrest Road
\$1,695,000 4 BD 3 BA 2,388 SF
Kenny-Heisler Team 508.296.8585

Mashpee
226 Pimlico Pond Road
\$1,245,000 2 BD 3 BA 1,929 SF
Kevin Cosgrove 508.209.3396



Centerville
6 Scottsdale Road
\$929,900 3 BD 3 BA 1,821 SF
Beverly Comeau 508.364.0084

North Falmouth
109 Silver Beach Avenue
\$925,000 3 BD 2 BA 912 SF
Kenny-Heisler Team 508.296.8585



East Sandwich
7 Fern Avenue
\$569,000 2 BD 1F 1H BA 1,056 SF
Kathy Kelly 508.362.0537

Mashpee
9 Pacific Avenue
\$515,000 2 BD 2 BA 1,338 SF
Carli Taylor 774.521.8757

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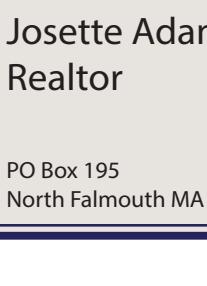
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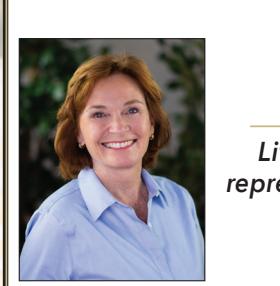
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Open House 10/12 | 11AM - 12:30PM

713 Sandwich Road | East Falmouth, MA
3 BD | 1.5 BA | 1,446 Sq.Ft. | Offered at \$534,500

Experience this charming vintage antique saltbox, blending historic allure with modern potential for your ideal forever home.

The Annie Hart Cool Team
Annie Hart Cool & Steven Strojny
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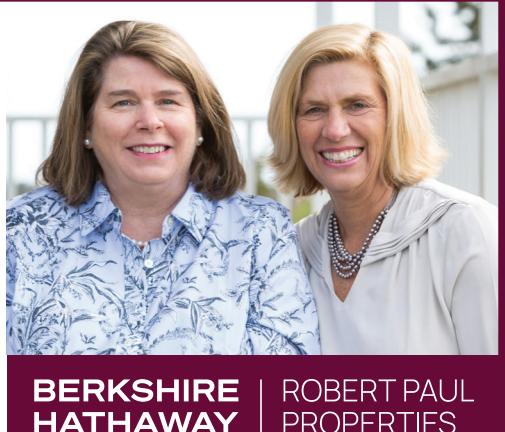
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6 Lambert Lane, FALMOUTH \$1,950,000

The information below was compiled by The Banker & Tradesman, a weekly trade newspaper, owned by The Warren Group, www.thewarrengroup.com

Real Estate Transactions - Published October 11

Buyer	Buyer2	Seller	Seller2	Address	City	Price	Date
Togger63 Holdings LLC	Moore, Laurel E	Cimino, M J	Bishop, Jodee P	1 Pryer Dr	Bourne	\$510,000	9/17/24
White, James M	Raffelis, Amalia	Bernhardt Gary M Est	Keefe, Frances H	6 Pheasant Ln	Bourne	\$735,000	9/19/24
Raffelis, James	Fong, Donna M	Frances H Keefe T	Enos, Jayne C	6 Shaker Dr	Bourne	\$720,000	9/17/24
Fong Ft		9 Driftwood Circle Rt		9 Driftwood Ln	Bourne	\$500,000	9/18/24
Wilson, Bryce A	Schoenherr, Brian	Secretary Of Hsng & Urba		9 Mercury Ave	Bourne	\$340,000	9/18/24
B Schoenherr & H Goulet T	Michienzi, Noreen P	RET Lt	Schoenherr, Gregory	12 Rams Head Rd	Bourne	\$1,020,000	9/17/24
Michienzi, Vincent P	Russell, Morgan	Akstin, Joseph J	Akstin, John W	40 Cohasset Ave	Bourne	\$200,000	9/19/24
Cable, Marcus G	Callagy, Whitney L	Cauble, Steven A	Fall, William D	48 Saint Margarets St	Bourne	\$420,000	9/17/24
Callagy, Christopher W	Dailey, Erin	Fall-Mack Ft		82 Trowbridge Rd	Bourne	\$670,000	9/17/24
Mcnelley, David		Dieter, Sharon A		175 Standish Rd	Bourne	\$850,000	9/20/24
A&E Consulting LLC	Montoya, Angela G	Bridgepoint Prop Mgmt LL		258 Main St #17	Bourne	\$100,000	9/17/24
Bardsley, Craig S	Buntaine, Mary C	Buntaine, Marc R	Buntaine, Mary C	289 Barlows Landing Rd	Bourne	\$800,000	9/17/24
Brigard, Luis E		Holcombe, Sarah J	Holcombe, Rebecca W	322 Wings Neck Rd	Bourne	\$1,286,307	9/19/24
Buntaine, Marc R		Holcombe, Craig S		953 County Rd	Bourne	\$1,300,000	9/17/24
Pereira, Eduardo		April Chiero T	Chiero, April R	Pinecrest Beach Dr	Falmouth	\$455,000	9/19/24
Falmouth Hsng TInc		Knowlton, Daniel J	Knowlton, Crystal M	7 Alderberry Ln	Falmouth	\$573,300	9/18/24
Falmouth Seacoast LLC	Fulton, Curtis E	Tsaropoulos, Paul		15 Ingleside Dr	Falmouth	\$270,000	9/20/24
Curtis Edward Fulton T	Martinez, Yvonne A	Sheila A Kelley Lt	Kelley, Sheila A	18 Captain Davis Ln	Falmouth	\$980,000	9/17/24
Martinez, Neftali W	Terzakis, John	Husebo, Eric	Husebo, Della M	18 Ingleside Dr	Falmouth	\$565,000	9/16/24
Omega Rt		Weinstein, Joseph	Davey, Jonathan	18 Webster St	Falmouth	\$1,621,250	9/19/24
Seacoast LLC	Whalen, Annemarie	Tsaropoulos K Est	Murphy, Kyle A	20 Seaspray Dr	Falmouth	\$320,000	9/20/24
Whalen, Thomas	Fulton, Curtis E	Murphy Virginia M Est	Kelley, Sheila A	20 Swallow St	Falmouth	\$499,000	9/20/24
Curtis Edward Fulton T	Reynolds, Keith D	Sheila A Kelley Lt	Tee K Sadler Rt	24 Captain Davis Ln	Falmouth	\$285,000	9/17/24
Globa, Valentina	Ianne, Kimberly C	Tee K Sadler Rt	Campbell, Theresa M	24 Redlands Rd	Falmouth	\$595,000	9/17/24
Ianne, Peter F	Moores, Courtney D	Zhang, Wenqin	Sadler, Tee K	26 Shore St #2	Falmouth	\$366,900	9/20/24
Adams, Jason T	Sullivan, Tara	Newsom, John F	Li, Min	40 Amvets Ave	Falmouth	\$620,000	9/19/24
Sullivan, Matthew	Mackin, Susan	Newton, David L	Newsom, Mary S	110 Altons Ln #3B	Falmouth	\$660,000	9/17/24
Mackin, James	Mcnamee, Dennis M	Judge Ft	Judge, John C	182 Shore St	Falmouth	\$1,375,000	9/20/24
Mcnamee, Dennis M	Bonafiglioli, Stephen	Upton, Jennifer L		216 N Falmouth Hwy	Falmouth	\$1,200,000	9/16/24
Bonafiglioli, Stephen	Bonafiglioli, Maria	Morgan, Justin		249 Maravista Ave	Falmouth	\$566,400	9/16/24
Mccullough, Adam		Bishops Park Nt		598 Waquoit Hwy	Falmouth	\$675,000	9/19/24
Conway, Daniel J	Conway, Celina A	Coates, Glen R		2 Bishops Park #2	Mashpee	\$499,000	9/16/24
Carol S Bengis RET	Bengis, Carol S	Bayswater Cott New Seabu		10 Azalea Ln	Mashpee	\$1,474,971	9/16/24
Lord, Keith D	Lord, Traci A	20 Clayton Circle Nt	Bane, Richard C	20 Clayton Cir #20B	Mashpee	\$2,155,000	9/19/24
Bose, Avirup	Bose, Sahana	Rullo, Thomas C	Rullo, Amy	27 N Way	Mashpee	\$995,000	9/17/24
Scudder, Alexandria M	Kidwell, Brendon T	Scudder, Roger E	Scudder, Kimberly E	30 Pine Rd	Mashpee	\$500,000	9/20/24
Ellsworth, Jeffrey M	Ellsworth, Joann G	Sarah F Johnston T	Johnston, Sarah F	32 Camden Ln	Mashpee	\$1,900,000	9/20/24
Malone, Mary K		Sarkessian, Jean	Sarkessian, Kathleen	36 Brant Rock Rd #36	Mashpee	\$555,000	9/16/24
Judge Ft	Judge, John C	Jean M Fratta RET	Fratta, Jean M	49 Portside Dr #49	Mashpee	\$580,000	9/19/24
Scarborough, Patrice		Thompson, David P	Thompson, Carol F	62 Gold Leaf Ln #62	Mashpee	\$760,000	9/16/24
Souza, Stephanie	Mullen, Deborah E	Schell, Daniel J	Schell, Kayla	431 Cotuit Rd	Mashpee	\$480,000	9/20/24
Probst, Sabrina E	Probst, Lucas F	Sawyer, Justin S	Sawyer, Kristin A	6 Anchor Dr	Sandwich	\$695,000	9/17/24
Howell, Alexis J	Quebbemann, Michael A	Anne L Dickinson RET	Howell, Bonnie J	6 Chipman Rd	Sandwich	\$210,000	9/16/24
Wambold, Jason	Wambold, Julia	Pepin, David A		8 Bosuns Psge	Sandwich	\$600,000	9/16/24
Andrews, Kristina		Izzo, Paul	Oconnell, Mary	8 Lentell St	Sandwich	\$560,000	9/16/24
Johnston, Sarah		Rockhill Village LLC		9 Rockhill Rd	Sandwich	\$3,458,793	9/20/24
Guil, Doreen A		Garrity, James J	Garrity, Lana M	56 Southpoint Dr #56	Sandwich	\$520,000	9/20/24
Mullen, Joel J	Mullen, Deborah E	Donovan Sr Timothy W Est	Donovan, Gary B	203 N Shore Blvd #F	Sandwich	\$470,000	9/17/24