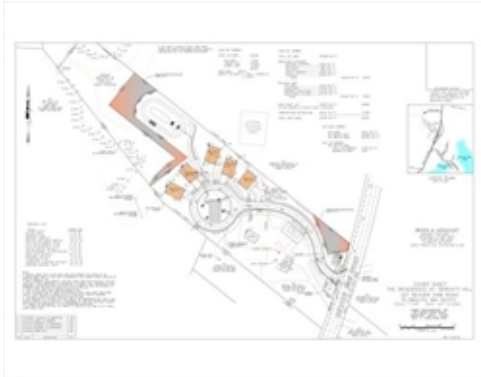


**Colleen A.B. Russo MARINA BAY PROPERTIES, LLC**  
**Marina Bay Luxury Condominiums & Fine Estates**  
**(617) 842-8065**

**Website; <https://marinabayproperties.com/>**  
**Put COLLEEN A. B. RUSSO'S proven marketing plan and track record**  
**of success to work for you! Your Marina Bay Realtor since 1993+**  
**LIFE, LUXURY AND THE PURSUIT OF HAPPINESS**



MLS # 73116614 - Active

Land - Residential

221 Beaver Dam Rd  
 Plymouth, MA: Manomet, 02360-1535  
 Plymouth County

List Price: **\$575,000**

Grade School: **Manomet Element**

Middle School: **Ply. So. Middle**

High School: **Plymouth South**

Directions: **Rte. 3, Exit 7, head east 1 mile after the Pine Hills entrance on the left**

### Remarks

**Development Opportunity, beautiful untouched raw land. Approved VOSD, "Village Open Space Development". The Residences at Serenity Hill on Shaker Circle has been designed as a quaint village association. Located off Beaver Dam Road & nestled deep in the peaceful woods w/conservation area & walking trails in the rear abutting the Pine Hills. Design approved for 5 separate wells, with one central septic system (septic design approved) to build 5 free standing single homes. Two 3 bedroom & three 2 bedroom homes, with up to 36 X 50 building footprint w/attached garages on private drive cul-de-sac.. Beautiful virgin land in the owner/agent's family since 1964+. Area amenities; easy access to Rte.3, Pine Hills Golf course, "The Market", Post Office, Medical offices, Racquet & Fitness Club, Restaurants, Mirbeau Inn & Spa. walking trails & approx. 2 miles to the beautiful crystal clear ocean & white sands of White Horse Beach**

### Property Information

Total Approx. Acres: **2.76 (120,232 Sq. Ft.)**

Cultivation Acres:

Home  
Own Assn:  
**Yes**

No. of Approved Lots: **5**

Pasture Acres:

Assn Req:  
**Yes**

Approx. Street Frontage:

Timber Acres:

HOA Fee:

Disclosures: **Village Open Space Development (VOSD), price reflects the developer/builder to install private drive "Shaker Circle" to cul-de-sac. Listing Broker is owner. All info contained herein was obtained through reliable standard business sources. Buyer/Buyers agent responsible for verification & due diligence**

### Features

Area Amenities: **Shopping, Tennis Court, Walk/Jog Trails, Stables, Golf Course, Medical Facility, Conservation Area, Highway Access, House of Worship, Public School, Other (See Remarks)**

Beach: **Yes Lake/Pond, Ocean**

Beach Ownership: **Public**

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

Cable Available:

Documents: **Septic Design, Subdivision Approval, Land Survey, Topographical Map, Order of Conditions, Restrictive Covenants, Drawings**

Electric: **At Street, None, Other (See Remarks)**

Gas: **None**

Lot Improvements: **Lot Staked, Other (See Remarks)**

Land Description: **Wooded, Gentle Slope, Other (See Remarks)**

Road Type: **None, Other (See Remarks)**

Sewer Utilities: **Private, Other (See Remarks)**

Water Utilities: **Private, Other (See Remarks)**

Waterfront: **No**

Water View: **No**

Zone Usage: **Single Family, Condo/Co-Op, Other (See Remarks)**

### Other Property Info

Adult Community: **No**

DEQE/DEP#:

Disclosure Declaration: **Yes**

Perc Test: **Yes**

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

Lender Owned: **No**

### Tax Information

Pin #: **M:0075 B:0000 L:0013-4**

Assessed: **\$227,200**

Tax: **\$3,115** Tax Year: **2023**

Book: **0** Page: **0**

Cert:

Zoning Code: **R25**

Map: **0075** Block: **0000** Lot: **0012-2**

### Compensation

Sub-Agent: **Not Offered** Buyer Agent: **2**

Facilitator: **2**

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

### Firm Remarks

**Owner/Agent has the.pdf set of approved VOSD plans. Disclosure; All info contained herein was obtained through reliable standard business sources. Buyer/Buyers agent are responsible for verification of all info in listing and shall conduct their own due diligence.**

**Market Information**

---

Listing Date: **5/26/2023**Days on Market: Property has been on the market for a total of **45** day(s)Expiration Date: **11/30/2023**Original Price: **\$595,000**

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for **45** day(s)Office Market Time: Office has listed this property for **45** day(s)

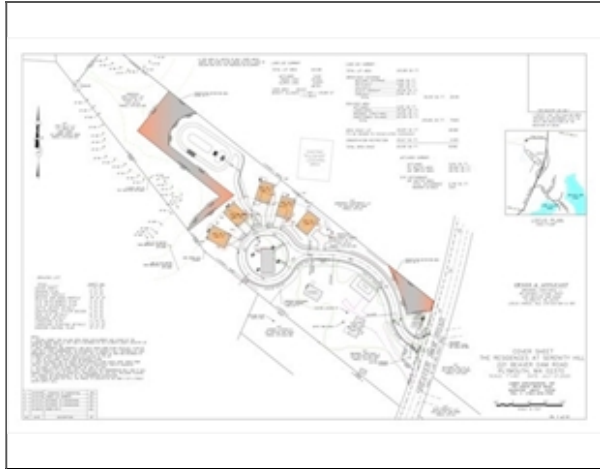
Cash Paid for Upgrades:

Seller Concessions at Closing:

The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2023 MLS Property Information Network, Inc.

**MLS # 73116614 - Active**  
**221 Beaver Dam Rd, Plymouth, MA: Manomet, 02360-1535**

**Land - Residential**  
**List Price: \$575,000**



The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2023 MLS Property Information Network, Inc.

**MARINA BAY PROPERTIES, LLC**  
**Luxury Condominiums & Fine Estates**  
**Marina Bay, No. Quincy, MA 02171**  
**Colleen Russo Broker/Realtor**  
**(617) 842-8065**