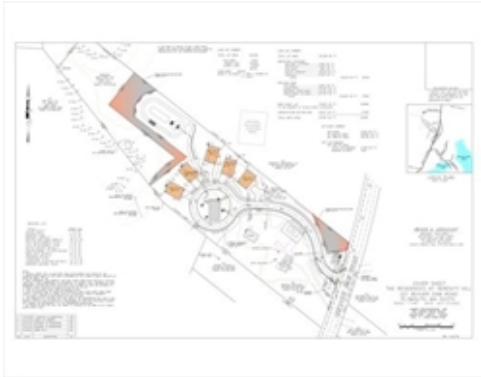


**Colleen A.B. Russo MARINA BAY PROPERTIES, LLC**  
**Marina Bay Luxury Condominiums & Fine Estates**  
**(617) 842-8065**

**Website; <https://marinabayproperties.com/>**  
**Put COLLEEN RUSSO'S proven marketing plan, track record**  
**of success to work for you! Your Marina Bay Realtor since 1993**  
**I KNOW IT - I LIVE IT - I SELL IT !**



**MLS # 72960879 - Active**

**Land - Residential**

**221 Beaver Dam Road**  
**Plymouth, MA: Manomet, 02360**  
**Plymouth County**

List Price: **\$595,000**

Grade School: **Manomet Element**

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

High School: **Plymouth South**

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

**Remarks**

**Attention Developers/Builders, Land Approved VOSD, "Villiage Open Space Development". The Residences at Serenity Hill on Shaker Circle has been designed as a quaint village association. Approved plans are stamped "Ready-To-Go" for you to custom build 5 free standing single family detached homes w/garage & private drive. 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) for two 3 bedroom & three 2 bedroom homes, with up to 36 X 50 building footprint w/attached garage. Beautiful virgin land in the owner/agent's family since 1964+. Area amenities include; easy access to Rte.3, multiple Golf courses, Pine Hills "The Market", Post Office, Medical offices, Racquet & Fitness Club, Restaurants, Mirbeau Inn & Spa. & approx. 2 miles to the beautiful crystal clear ocean & white sands of White Horse Bch**

**Property Information**

Total Approx. Acres: <b>2.32 (101,190 Sq. Ft.)</b>	Cultivation Acres:	Home Own Assn: <b>Yes</b>
No. of Approved Lots: <b>5</b>	Pasture Acres:	Assn Req: <b>Yes</b>
Approx. Street Frontage:	Timber Acres:	HOA Fee:

Disclosures: **Villiage 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 dilig**

**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, 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 #:

Assessed: **\$203,700**

Tax: **\$3,190.2** Tax Year: **2022**

Book: **3212** Page: **153**

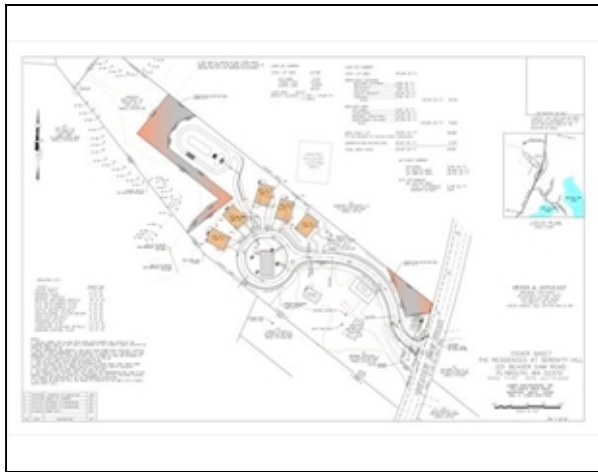
Cert:

Zoning Code: **R25**

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

MLS # 72960879 - Active  
221 Beaver Dam Road, Plymouth, MA: Manomet, 02360

Land - Residential  
List Price: \$595,000



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**email; ColleenRusso@MarinaBayProperties.com**  
**Please visit our website today! <https://marinabayproperties.com/>**

**The health, safety and well-being of our clients and real estate agents is top of mind. Please wear your mask. Buyers enter all properties at their own risk in accordance with CDC & local mandates and guidelines. Shoe covers will be provided.**  
**Thank you very much for your cooperation.**