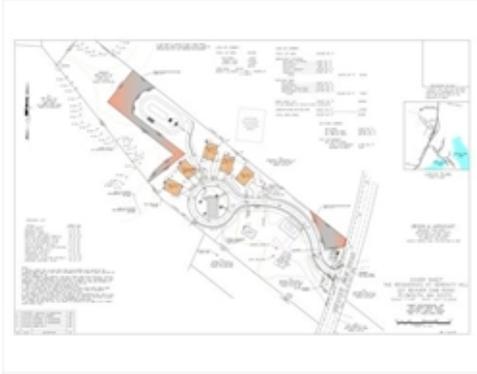


Colleen A.B. Russo MARINA BAY PROPERTIES, LLC
Marina Bay Luxury Condominiums & Fine Estates
Presented by Colleen Russo Realtor/Broker (617) 842-8065



MLS # 72812573 - Active

Land - Residential

229 Beaver Dam Road
Plymouth, MA: Manomet, 02360
Plymouth County

List Price: **\$549,900**

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

#Developers/Builders,#LandApprovedVOSD,"Villiage Open Space Development". The Residences at Serenity Hill, designed as a quaint village condominium association. 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. 498' entrance drive to the tip of the cul-de-sac with a 50' interior diameter. Design approved for 5 separate wells, with one central septic system for two 3 bedroom and 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, "The Market", Post Office, Medical offices,Racquet & Fitness Club, Restaurants, Mirbeau Inn & Spa. and approx. 2 miles to the beautiful crystal clear ocean & white sands of White Horse Bch

Property Information

Total Approx. Acres: **2.32 (101,196 Sq. Ft.)**

Cultivation Acres:

Home Own Assn:

No. of Approved Lots: **5**

Pasture Acres:

Yes

Approx. Street Frontage:

Timber Acres:

Assn Req: **Yes**

Disclosures: **Villiage Open Space Development, price reflects the developer/builder to install private drive to cul-de-sac. Listing Broker is owner.Owner/Agent will email .pdf set of approved plans upon request, full file too large to attach herewith.**

HOA Fee:

Features

Area Amenities: **Shopping, Tennis Court, Walk/Jog Trails, 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: **Subdivision Approval**

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: **\$3,291.79** Tax

Year: **2021**

Book: **3212** Page:

153

Cert:

Zoning Code: **R25**

Map: **0075** Block:

0000 Lot: **0012-2**

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Marina Bay, No. Quincy, MA 02171
Colleen Russo Broker/Realtor