



**MLS # 72848161 - New
Single Family - Attached**

**44 Maple Ave
Barnstable, MA 02601
Barnstable County**

List Price: **\$449,900**

Style: **Cape**
Color: **White**
Grade School:
Middle School:
High School:
Handicap Access/Features:

Total Rooms: **11**
Bedrooms: **4**
Bathrooms: **3f 0h**
Master Bath:
Fireplaces: **1**

Directions: **Main St. To South St. To Potter To**

Remarks

A Wonderful Opportunity To Own an 8 Rm, 2 Bath Cape which needs updating & a new loving owner, and get an additional Legal 3 Rm 1 Br apartment attached, along with a 2 car garage on a large corner lot steps from Main St. Hyannis and a short stroll to the docks where the Ferries come ashore. Come make this home your own! Live in the house and continue making money on the additional unit - Currently Renting for \$1185 per month leased through September. Or, keep the 1 bedroom unit for yourself as a get away to the Hyannis area and rent the home out during the summer months. Have the home for yourself and the accessory unit for your family member. Lots of opportunities! Currently lived in. Showings start 6/19.

Property Information

Approx. Living Area: **2,442 Sq. Ft.** Approx. Acres: **0.21 (9,149 Sq. Ft.)** Garage Spaces: **2 Attached**
Living Area Includes: Heat Zones: **Hot Water Baseboard, Gas** Parking Spaces: **8 Off-Street**
Living Area Source: **Public Record** Cool Zones: **None** Approx. Street Frontage:
Living Area Disclosures: **Includes Accessory Dwelling Unit 3 Rm, 1 Bedroom 1 Bath**
Disclosures: **Family Member Has 1st Right of Refusal. Accessory Dwelling 3 Rm/1 Br Rented For \$1185 Per Month Utilities Included Some fuses - knob n tube wiring. Won't go FHA/VA peeling paint on trim areas of the home. Rough Plumbed in basement for additional bath.**

Room Levels, Dimensions and Features

| Room | Level | Size | Features |
|-----------------|-------|------|----------|
| Living Room: | 1 | - | - |
| Dining Room: | 1 | - | - |
| Family Room: | 1 | - | - |
| Kitchen: | 1 | - | - |
| Master Bedroom: | 2 | - | - |
| Bedroom 2: | 2 | - | - |
| Bedroom 3: | 2 | - | - |
| Bedroom 4: | 2 | - | - |
| Bath 1: | 1 | - | - |
| Bath 2: | 2 | - | - |
| Bath 3: | 1 | - | - |
| Laundry: | 1 | - | - |

Features

Appliances: **Range, Refrigerator**
Basement: **Yes Full, Crawl, Walk Out, Interior Access, Bulkhead, Concrete Floor**
Beach: **Yes Bay, Harbor, Ocean**
Beach Ownership: **Public**
Beach - Miles to: **3/10 to 1/2 Mile**
Construction: **Frame**
Electric: **Fuses, Circuit Breakers, 100 Amps**
Energy Features: **Insulated Windows**
Exterior: **Vinyl**
Exterior Features: **Porch, Balcony**
Flooring: **Vinyl, Hardwood**
Foundation Size:
Foundation Description: **Fieldstone**
Hot Water: **Natural Gas, Tank**
Lot Description: **Corner, Paved Drive**
Road Type: **Public**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Utility Connections: **for Electric Oven, for Electric Dryer, Washer Hookup**
Water Utilities: **City/Town Water**
Waterfront: **No**

Other Property Info

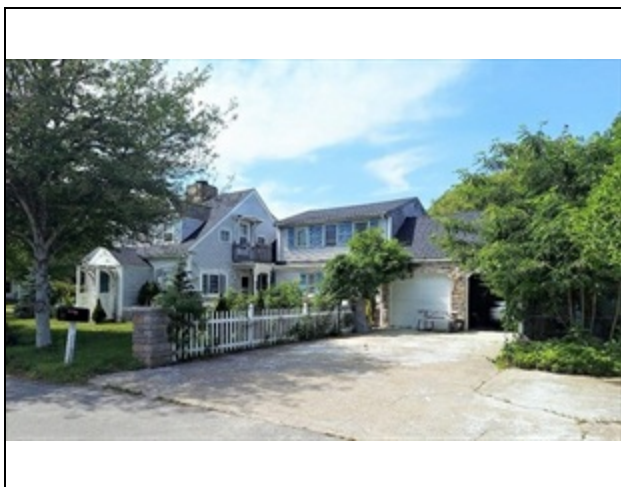
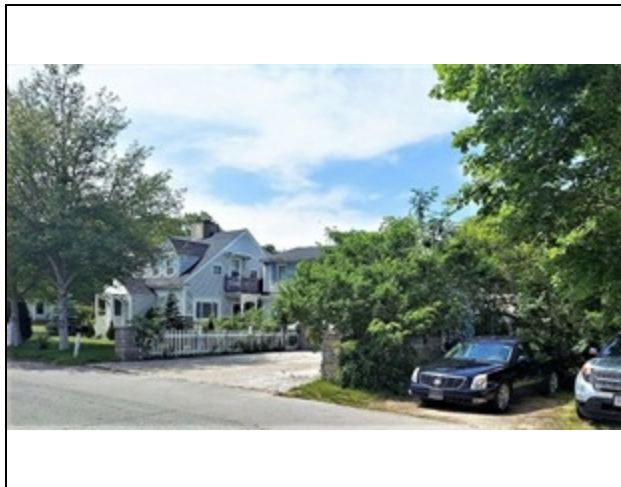
Disclosure Declaration: **No**
Exclusions:
Facing Direction: **South**
Home Own Assn:
Lead Paint: **Unknown**
UFFI: Warranty Features:
Year Built: **1921** Source: **Public Record**
Year Built Description: **Actual**
Year Round:
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

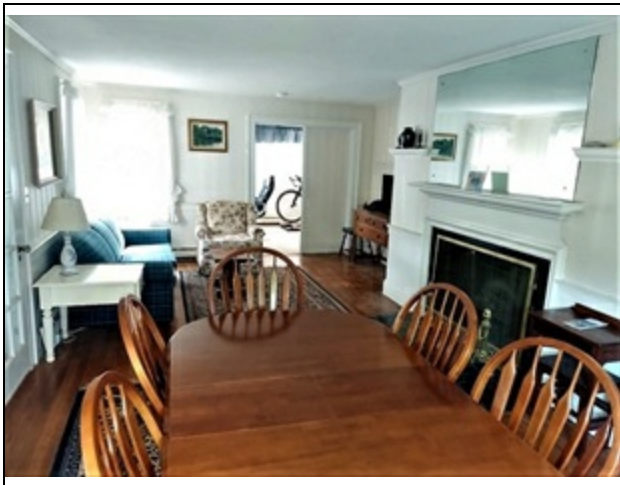
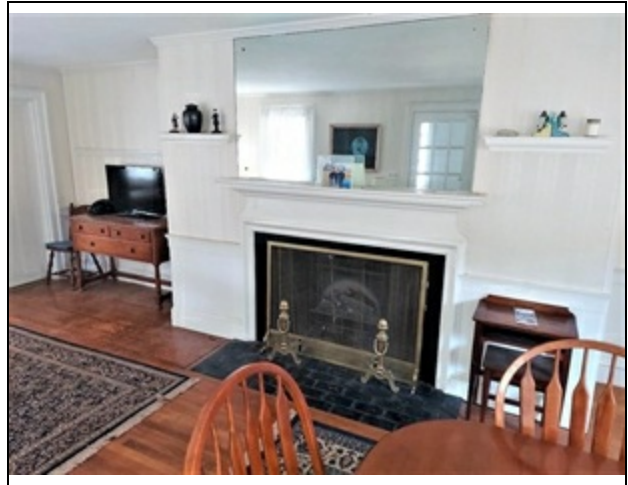
Tax Information

Pin #:
Assessed: **\$420,500**
Tax: **\$4,106** Tax Year: **2021**
Book: **000** Page: **00**
Cert:
Zoning Code: **1**
Map: Block: Lot:

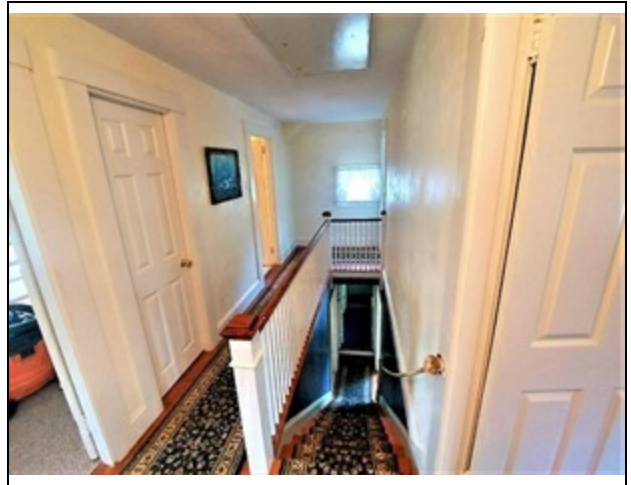
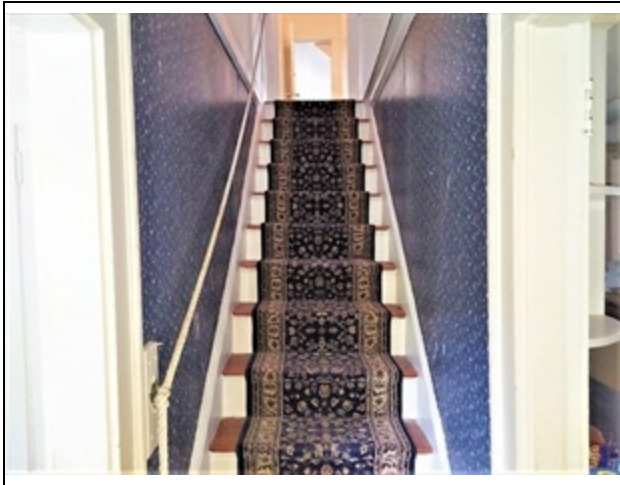
Compensation

Sub-Agent: **Not Offered** Buyer Agent: **2**
Facilitator: **1**
Compensation Based On: **Net Sale Price**











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