



Single Family - Detached

46 Vidal Ave.
Falmouth, MA 02536
Barnstable County

List Price: **\$189,000**

Style: **Cape**
 Color: **White**
 Grade School:
 Middle School:
 High School:
 Handicap Access/Features:
 Directions: **Route 28 to Vidal Ave.**

Total Rooms: **7**
 Bedrooms: **4**
 Bathrooms: **1f 0h**
 Master Bath: **No**
 Fireplaces: **0**

Remarks

ANOTHER TERRIFIC AND AFFORDABLE REHAB OPPORTUNITY! A short distance to Menauhant Town Beach, and other Falmouth ocean town attractions! Nice Level 1/3 acre lot perfectly suited for expansion if desired. Perfect for a vacation retreat or for year-round living. Just off Route 28, very convenient, very low price! Or build new on this prime land. PROPERTY BEING SOLD AS IS. Buyer is responsible for Septic Inspection, Smoke Detectors, etc.

Property Information

Approx. Living Area: **1,350 Sq. Ft.**

Approx. Acres: **0.33 (14,418 Sq. Ft.)**

Garage Spaces: **1 Attached**

Living Area Includes:

Heat Zones: **1 Hot Water Radiators, Oil**

Parking Spaces: **6 Off-Street**

Living Area Source: **Public Record**

Cool Zones: **0**

Approx. Street Frontage:

Living Area Disclosures:

Disclosures:

Room Levels, Dimensions and Features

Room	Level	Size	Features
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Features

Area Amenities: **Shopping, Conservation Area, Highway Access, Marina, Public School, Other (See Remarks)**

Basement: **Yes Full, Unfinished Basement**

Beach: **Yes Ocean**

Beach Ownership: **Public**

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

Construction: **Frame**

Electric: **220 Volts**

Exterior: **Wood**

Foundation Size: **30x24**

Foundation Description: **Concrete Block**

Hot Water: **Oil**

Lot Description: **Cleared, Level**

Road Type: **Public**

Roof Material: **Asphalt/Fiberglass Shingles**

Sewer Utilities: **Private Sewerage - Title 5: Buyer's Responsibility**

Terms: **Contract for Deed**

Water Utilities: **City/Town Water**

Waterfront: **No**

Water View: **No**

Other Property Info

Disclosure Declaration: **No**

Exclusions:

Home Own Assn: **No**

Lead Paint: **Unknown**

UFFI: **Unknown** Warranty

Features:

Year Built: **1958** Source: **Public Record**

Year Built Description: **Actual**

Year Round: **Yes**

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

Lender Owned: **No**

Tax Information

Pin #:

Assessed: **\$175,800**

Tax: **\$3,872.34** Tax Year: **2018**

Book: **15230** Page: **9160**

Cert:

Zoning Code: **Residentia**

Map: Block: Lot:

Office/Agent Information

Office: MLSLincolnWestonRealty (781) 235-7727

Agent: Peter Gottlieb (781) 235-7727

Team Member(s): Peter Gottlieb (781) 235-7727

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