

FOR SALE

West Falmouth Waterfront Estate

102 Chapoquoit Road
West Falmouth, MA



buzzards
BAY
COALITION

Waterfront home on 9 acres in unmatched private natural setting with easy proximity to the beach, harbor, and village.



For more information please contact Brendan Annett at (508) 999-6363, ext. 214

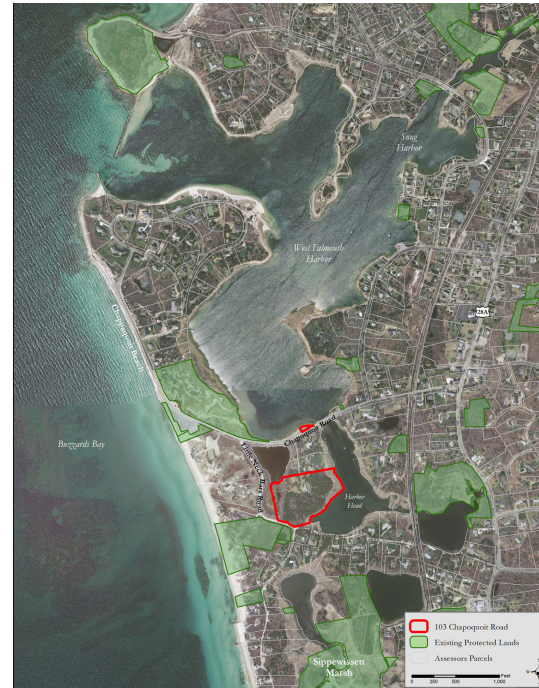
102 Chapoquoit Rd. West Falmouth, MA



About the property

This uniquely large and private yet centrally located property has 840 feet of frontage on West Falmouth Harbor to the east. A beautiful salt pond and dunes lay along Buzzards Bay to the west. Accessed from a driveway off Chapoquoit Road, the house also fronts on Little Neck Bars Road, but is not visible from any roadway. The 3,590 square foot home was built in 1907, and it offers a flowing layout and architectural details throughout. The first floor includes the kitchen, one bathroom, dining room, and living room with a grand fireplace hearth. Upstairs are five bedrooms, one with a covered sleeping porch, and three more bathrooms. The third floor is an unfinished stand-up attic. There is a detached garage with three bay doors.

The Buzzards Bay Coalition and The 300 Committee Land Trust are working together to preserve this 9-acre waterfront property on beautiful West Falmouth Harbor, near Chapoquoit Beach. The property includes a classic shingle style summer home that sits in a one-of-a-kind, extraordinarily private setting right in the center of West Falmouth. The property will be sold to a private buyer subject to a conservation restriction to ensure that it is not subdivided and overdeveloped into multiple home sites. The land will be privately owned by the buyer but further development rights will be limited.



This property is being offered for sale direct with no broker fee for a limited time. Written offers must be received by 5:00 p.m. on Tuesday, July 16. Bids less than \$2,300,000 will not be considered.

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