



## 6 UNCATENA NORTH

West Falmouth

**\$4,995,000**

*Waterfront, water views and sunsets you only dream of at this designer ready new construction residence in The Cliffs.*

*4 Bedrooms*

*Salt Water Heated Pool*

*4 Full 1 Half Bathrooms*

*Whole House Generator*

*9 Rooms*

*Central Air*

*Parking for 9*

*Association Beach*

## SOTHEBY'S INTERNATIONAL REALTY

445 Main Street

Falmouth, MA 02540



Sally Duffy

508 274-7411



John Weyand

508 548-1908







**MLS # 72424605 - Active  
Single Family - Detached**

**6 Uncatena North  
Falmouth, MA: West Falmouth, 02540  
Barnstable County**

Style: **Contemporary**

Color: **Natural**

Grade School:

Middle School:

High School:

Handicap Access/Features: **Unknown**

Neighborhood/Sub-Division: **The Cliffs**

Directions: **Route 28A to Quaker Road to Cliff Road to Uncatena #6**

List Price: **\$4,995,000**

Total Rooms: **9**

Bedrooms: **4**

Bathrooms: **4f 1h**

Master Bath: **Yes**

Fireplaces: **1**

**Remarks**

**Waterfront, water views & sunsets you only dream of at this designer-ready residence, nearing completion in the Cliff Estates in West Falmouth. On water's edge & set above the flood zone, this shingle-style home has been architected to maximize great outdoor living: 3 decks, Gunite heated salt water pool and pebbled pool deck and maintenance free landscaping. On the main floor is open-area entertaining – kitchen, dining and living areas with generous ocean views everywhere you look and a private library. Upstairs are the master bedroom suite and 3 guest bedrooms, baths, all with ocean views & a generous laundry room. Below is a finished level with more entertainment space including a 4th full bath, 2nd laundry area for all your beach and pool needs, all leading to the pool deck & patio. Whole house generator. Purchase now so you can design your own interior.**

**Property Information**

Approx. Living Area: **5,000 Sq. Ft.**

Approx. Acres: **0.56 (24,393 Sq. Ft.)**

Garage Spaces: **2 Attached, Garage Door Opener, Oversized Parking**

Living Area Includes:

Heat Zones: **3 Central Heat, Gas, Hydro Air**

Parking Spaces: **7 Off-Street, Paved Driveway**

Living Area Source: **Other**

Cool Zones: **3 Central Air**

Approx. Street Frontage:

Living Area Disclosures:

Disclosures: **Accompanied showings only - this is a construction site do not walk the property without listing agent**

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
Living Room:	1	24X21	Fireplace, Window(s) - Picture, Main Level, Cable Hookup, Open Floor Plan
Dining Room:	1	24X20	Balcony - Exterior, Main Level, Wet bar, Deck - Exterior, Open Floor Plan
Family Room:	B	17X25	Bathroom - Full, French Doors, Exterior Access, Slider
Kitchen:	1	15X15	Pantry, Main Level, Open Floor Plan
Master Bedroom:	2	18X18	Bathroom - Full, Closet - Walk-in, Balcony / Deck, Exterior Access
Bedroom 2:	2	18X2	Bathroom - Full, Closet
Bedroom 3:	2	11X17	Closet
Bedroom 4:	3	11X17	Closet
Laundry:	2	10X12	Dryer Hookup - Gas, Washer Hookup
Library:	1	12X10	-

**Features**

Area Amenities: **Swimming Pool, Walk/Jog Trails, Bike Path, Highway Access, House of Worship, Marina, Public School**

Basement: **Yes Full, Partially Finished, Walk Out, Interior Access, Concrete Floor**

Beach: **Yes Bay, Ocean**

Beach Ownership: **Association**

Beach - Miles to: **0 to 1/10 Mile**

Construction: **Frame**

**Other Property Info**

Disclosure Declaration: **No**

Exclusions:

Facing Direction: **Northwest**

Home Own Assn: **Yes HOA Fee: \$350 Yearly**

HOA Mandatory:

Lead Paint: **Unknown**

Electric: **Circuit Breakers, Other (See Remarks)**  
Energy Features: **Insulated Windows, Insulated Doors, Storm Doors, Backup Generator**  
Exterior: **Shingles**  
Exterior Features: **Deck, Deck - Composite, Covered Patio/Deck, Balcony, Pool - Inground, Gutters, Sprinkler System, Screens, Fenced Yard, Outdoor Shower**  
Flooring: **Other (See Remarks)**  
Foundation Size:  
Foundation Description: **Poured Concrete**  
Hot Water: **Electric**  
Insulation: **Full, Fiberglass**  
Interior Features: **Cable Available, Wired for Surround Sound**  
Lot Description: **Cleared, Gentle Slope, Scenic View(s)**  
Road Type: **Paved**  
Roof Material: **Wood Shingles**  
Sewer Utilities: **Inspection Required for Sale**  
Terms: **Contract for Deed**  
Utility Connections: **for Gas Range, for Gas Oven, for Electric Dryer, Washer Hookup**  
Water Utilities: **City/Town Water**  
Waterfront: **Yes Ocean, Bay**  
Water View: **Yes Bay, Ocean**

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#### Office/Agent Information

Listing Office: **Sotheby's International Realty**  (508) 548-2522  
Listing Agent: **Sally Duffy**  (508) 274-7411  
Team Member(s): **John Weyand (508) 245-1908**  
Sale Office:  
Sale Agent:  
Listing Agreement Type: **Exclusive Right to Sell**  
Entry Only: **No**  
Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**  
Showing: Buyer-Agent: **Call List Agent, Accompanied Showings, Sign**  
Showing: Facilitator: **Call List Agent, Accompanied Showings, Sign**  
Special Showing Instructions: **This is new construction. Do no walk the property without listing agent. Accompanied showing only.**

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#### Firm Remarks

**To show please call Sally Duffy 508 274-7411 or John Weyand 508 245-1908**

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#### Market Information

Listing Date: **11/6/2018**  
Days on Market: Property has been on the market for a total of **20** day(s)  
Expiration Date: **6/30/2019**  
Original Price: **\$4,995,000**  
Off Market Date:  
Sale Date:

UFFI: **No** Warranty Features:  
Year Built: **2018** Source: **Builder**  
Year Built Description: **Actual**  
Year Round:  
Short Sale w/Lndr. App. Req: **No**  
Lender Owned: **No**

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#### Tax Information

Pin #:  
Assessed: **\$1,757,200**  
Tax: **\$25,000** Tax Year: **2018**  
Book: **0** Page: **0**  
Cert: **212014**  
Zoning Code: **101**  
Map: **14** Block: **01** Lot: **24-025**

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#### Compensation

Sub-Agent: **Not Offered**  
Buyer Agent: **2**  
Facilitator: **2**  
Compensation Based On: **Gross/Full Sale Price**

Listing Market Time: MLS# has been on for **20** day(s)  
Office Market Time: Office has listed this property for **20** day(s)  
Cash Paid for Upgrades:  
Seller Concessions at Closing:

**Market History for 6 Uncatena North, Falmouth, MA: West Falmouth, 02540**

MLS #	Date			DOM	DTO	Price
72424605	11/6/2018	Listed for <b>\$4,995,000</b>	Sally Duffy	20		\$4,995,000
<b>Market History for Sotheby's International Realty (A95532)</b>				<b>20</b>		
<b>Market History for this property</b>				<b>20</b>		















**SPECIFICATIONS:  
6 UNCATENA NORTH  
WEST FALMOUTH, MA 02540**

1. Foundation/Garage  
Poured concrete foundation, garage and basement with vapor barrier  
11' high garage ceiling with full lift to ceiling garage doors with security locks
2. Framing  
2x6 Construction  
Stone veneer on exposed concrete
3. Exterior  
All Azek exterior trim (painted)  
Pre-stained cedar shingle siding  
Alaskan yellow cedar roof shingle  
Gutters with gutter guards  
  
Natural gas feed to main deck for grill and/or firepit
4. Windows and Doors  
Anderson windows  
Custom milled 4 panel solid wood doors
5. Electrical  
400 amp electrical circuit breakers service  
Whole House Generator with automatic transfer switch  
Interior main floor & deck wired for audio with speakers
6. Insulation  
Double insulated with dense foam on storm exposed walls
7. Interior walls and ceilings  
Plaster walls  
Nickel board  
Beadboard  
Crown molding



All Custom Millwork  
Flooring - To be determined

8. Utilities

Natural Gas Hydro Static Heating System - 3 zones Viessmann Boiler - Vitocrossal 300  
Hot water HTP Superstor Ultra Indirect Water Heater - Stainless Steel 119 Gallons  
A/C - Comfort Air  
Natural Gas Fireplace  
1" water line into house with Town Water

9. Interior/ rooms - 3 floors of living space

9 rooms with 4 Bedrooms  
4 1/2 Bathrooms  
Office and Family room  
2 Laundry rooms - one of lower pool level and one on 2<sup>nd</sup> floor near bedrooms  
Elevator placement available

10. Landscaping

Gunitite Salt water pool with gas heater (4' to 8' in depth) with stairs  
Custom exposed aggregate pool deck, pool shed with mechanicals  
Stairs from pool to ocean deck  
Fencing around pool as well as privacy fencing on side yard  
Stone faced retaining wall with blue stone cap  
Automatic sprinkler system for yard  
Low voltage lighting for designated landscaped areas

French drain system around foundation  
New retaining walls in back of house on water side  
Special drainage system in place with drywells and overflow valve  
New driveway with stone retaining walls  
Blue stone walkway with granite stairs

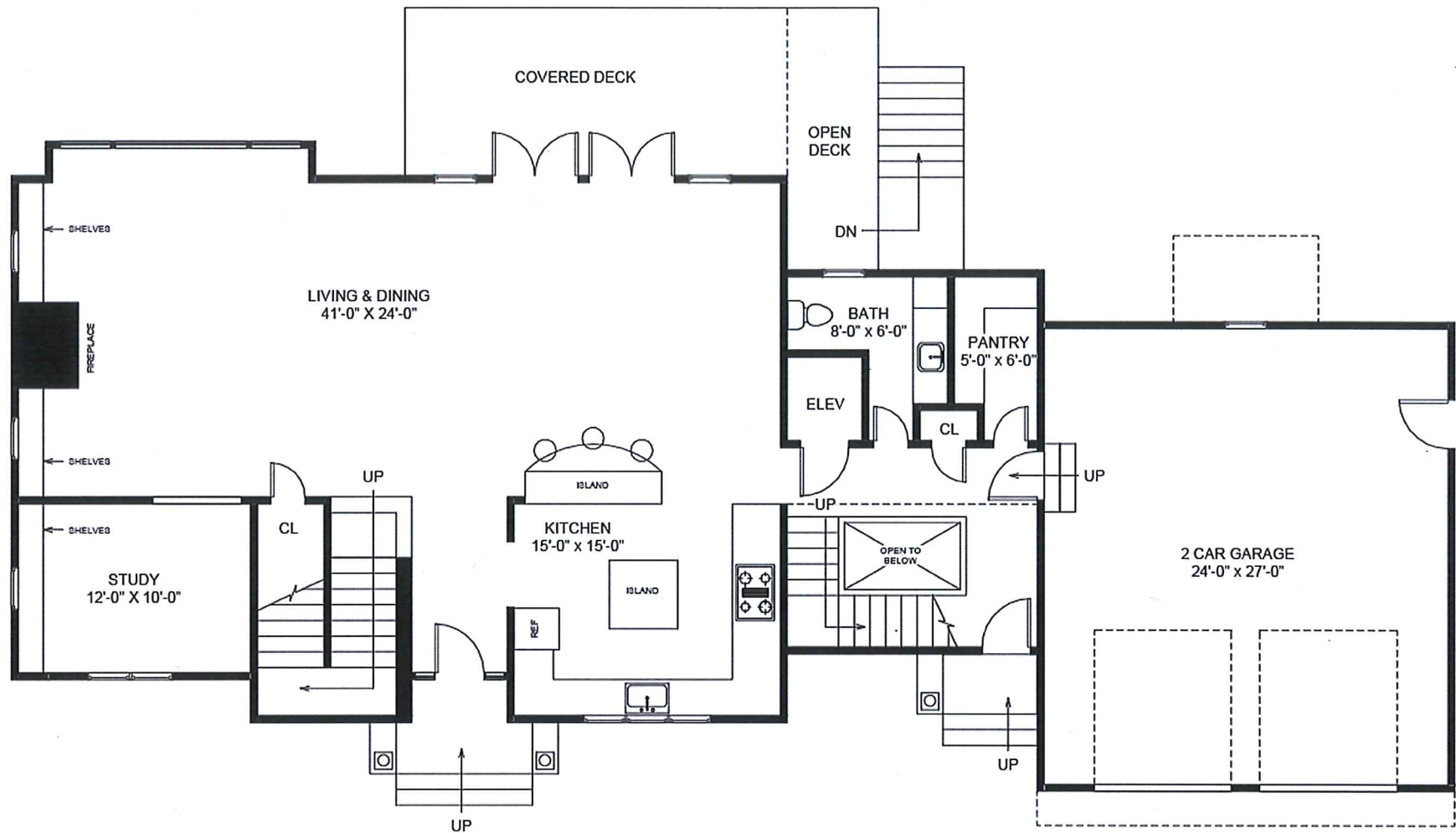
All new conservation planting for low yard maintenance

11. Sewerage Disposal System

New Title V System for 4 bedrooms

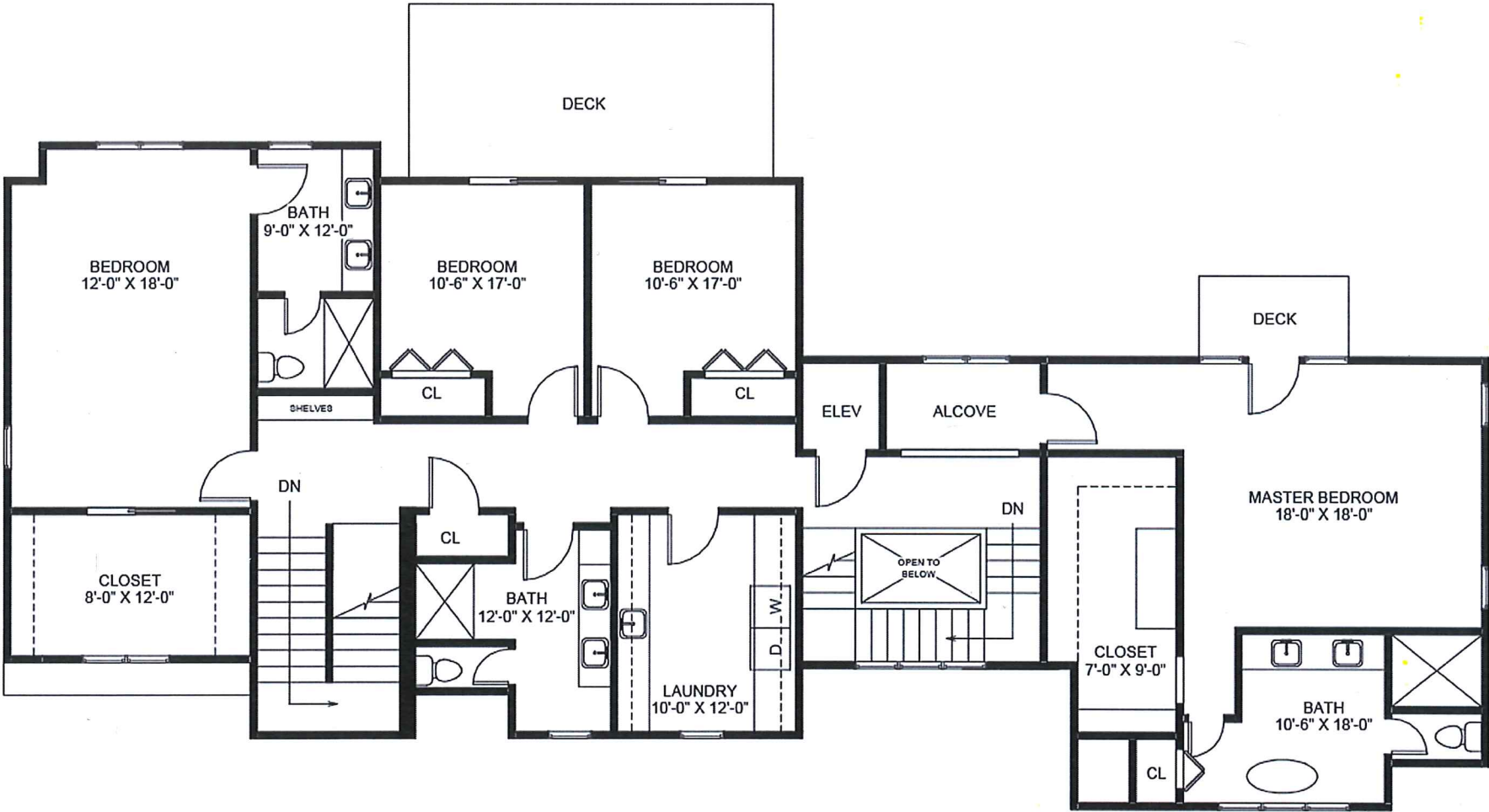


# FIRST LEVEL



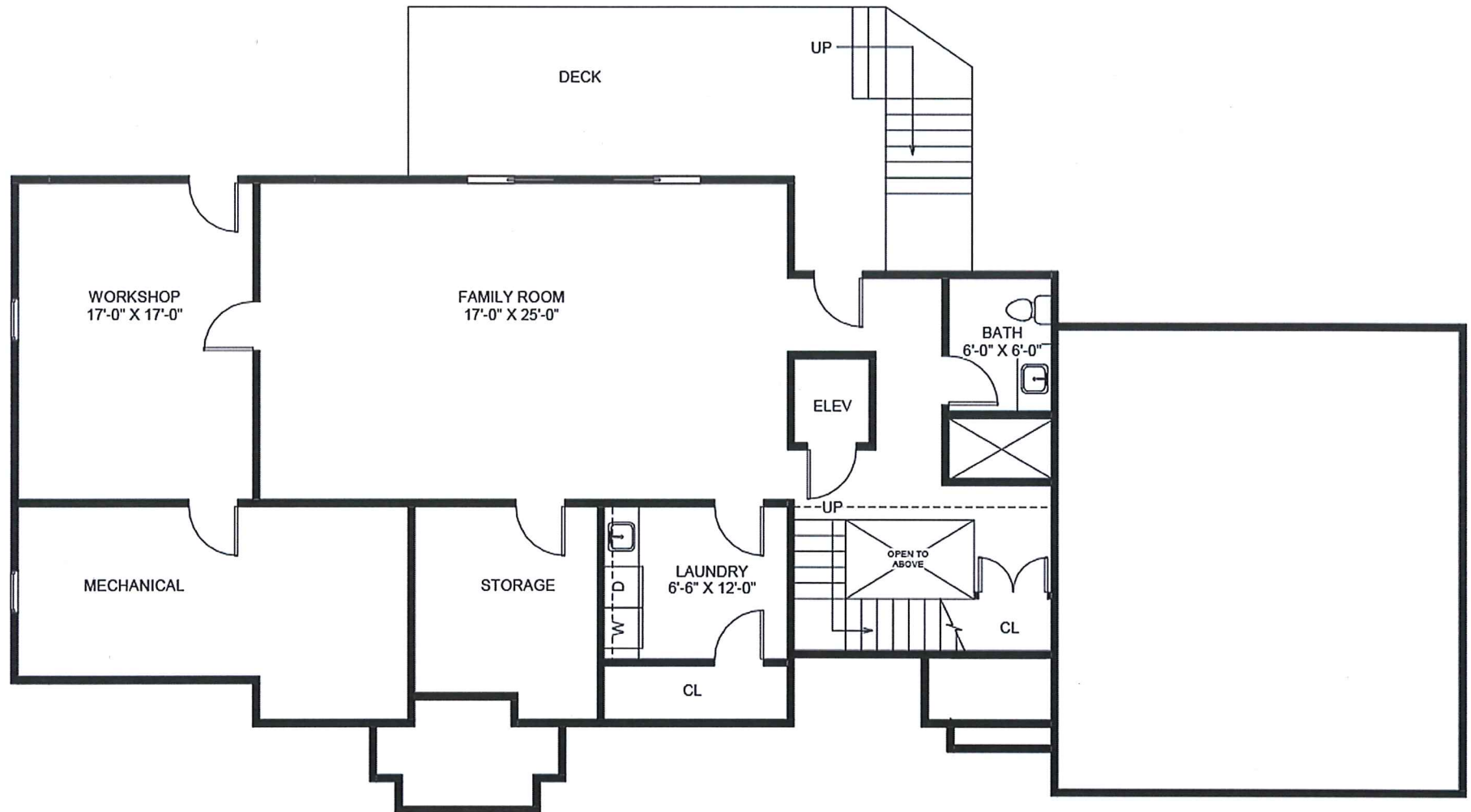


SECOND LEVEL



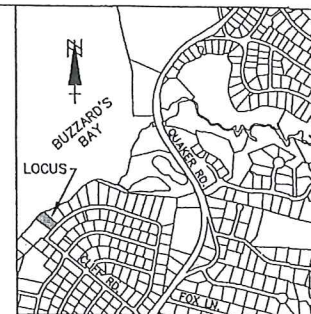
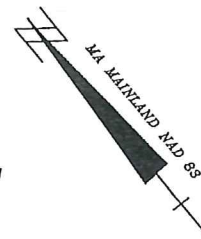
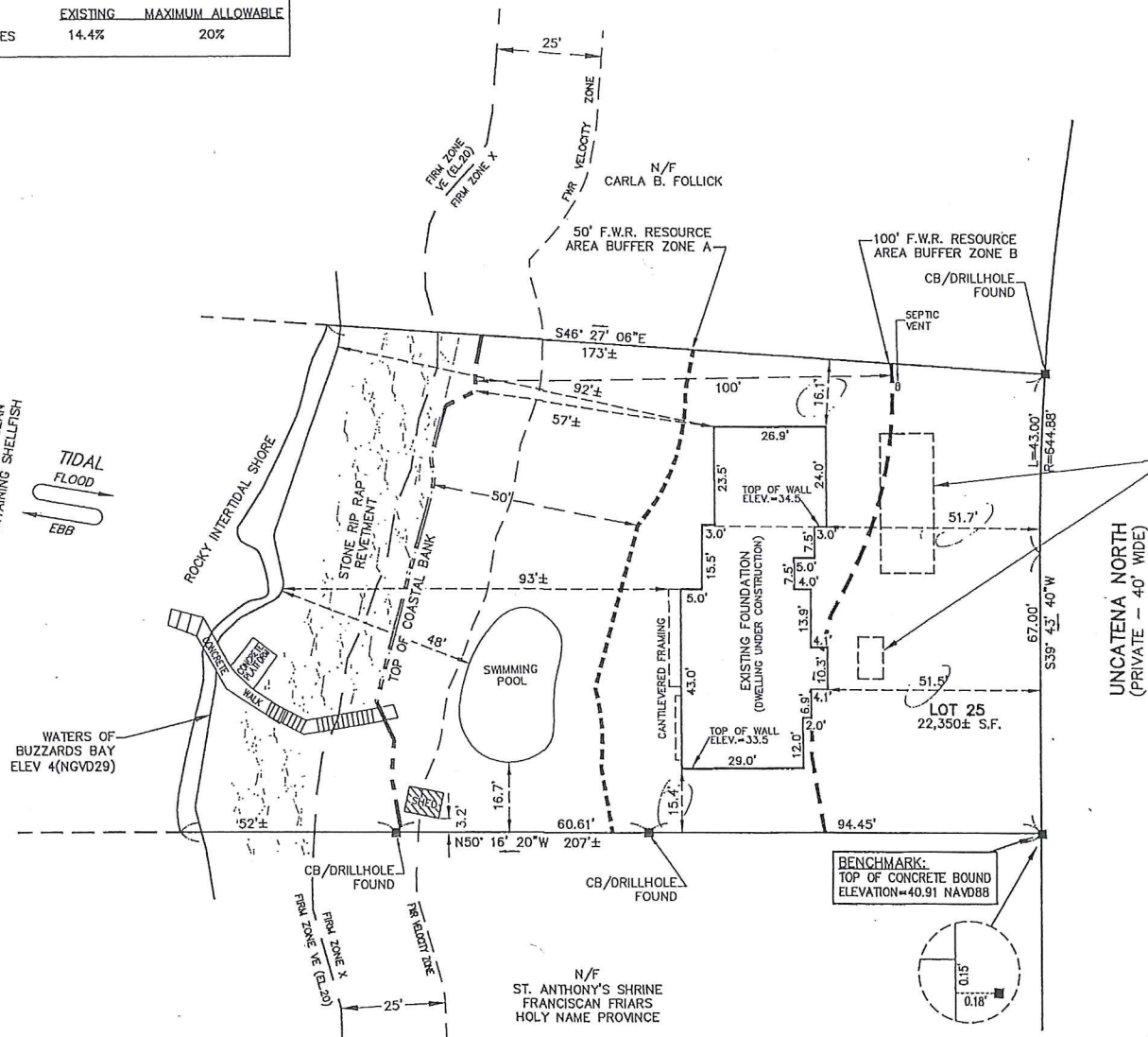
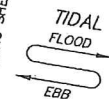
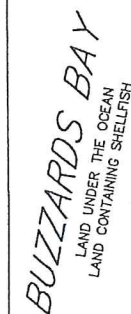
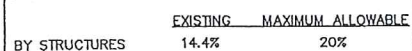


# LOWER LEVEL





	EXISTING	MAXIMUM ALLOWABLE
BY STRUCTURES	14.4%	20%



LOCUS MAP  
NOT TO SCALE

I CERTIFY THAT THE STRUCTURES  
ARE LOCATED ON THE LOT AS SHOWN,  
AND THAT THEIR LOCATIONS CONFORM  
TO THE MINIMUM SETBACK REQUIREMENTS  
OF THE FALMOUTH ZONING BY-LAW.

HOLMES AND McGRATH, INC.

Joel R. Kubick  
Registered Professional  
Land Surveyor

Feb. 5, 2018

Date \_\_\_\_\_

I CERTIFY THAT THE STRUCTURES ARE LOCATED IN FLOOD PLAIN ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 25001C0707J AND THAT FLOOD PLAIN ZONE X IS NOT A SPECIAL FLOOD HAZARD AREA.

HOLMES AND McGRATH, INC.

Joel R. Kubick  
Registered Professional  
Land Surveyor

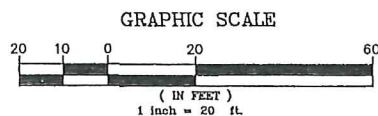
FEB 5, 2018

Date \_\_\_\_\_

RECEIVED  
FEB -6 2013  
FALMOUTH VETERAN

## NOTES

1. HOUSE NUMBER: 6
2. ASSESSOR'S NUMBER: 14 01 024 025
3. ZONING DISTRICT: RB
4. FLOOD HAZARD ZONES: X & YE (EL.20)
5. BENCHMARK: AS SHOWN
6. ELEVATIONS SHOWN ARE BASED ON THE NORTH  
AMERICAN GEODETIC VERTICAL DATUM OF 1988. (NAVD88)
7. REFERENCE: LAND COURT PLAN 11683-B
8. WIND EXPOSURE CATEGORY: C
9. THE LOT IS LOCATED WITHIN THE WIND BORNE DEBRIS REGION.



## NOTICE

Unless and until such time as the original (red) stamp of the responsible Professional Engineer, or Professional Land Surveyor appears on this plan:

- (A) no person or persons, including any municipal or other public officials, may rely upon the information contained herein; and
- (B) this plan remains the property of Holmes & McGroth, Inc.

DATE	DESCRIPTION	Drawn	Checked
R E V I S I O N S			
PLAN OF EXISTING STRUCTURES PREPARED FOR MICHAEL J. FOLLICK FOR LOT 25, #6 UNCATENNA NORTH IN WEST FALMOUTH, MA			
SCALE: 1"=20'	DATE: FEB. 5, 2018		
holmes and mcgrath, inc. civil engineers and land surveyors 205 worcester court, suite A4 (508) 548-3584 (PHONE) falmouth, ma. 02540 (508) 548-9872 (FAX)			
DRAWN: PJR	CHECKED: JRK		
JOB NO: 215295	DWG. NO.: 88-5-63B	SHEET 1 OF 1	

2017-03377



