

# TWO HOMES IN BLUE WATER SHORES



## 23 & 24 Debbie Lane, East Falmouth

<b>Price</b>	\$ 1,299,000
<b>Rooms:</b>	Four
<b>Bedrooms:</b>	23: Three 24: Three
<b>Bathrooms:</b>	23: One Full 24: One Full, One Half
<b>Living Area:</b>	23: 816 square feet 24: 1,496 square feet
<b>Assessment:</b>	23: \$ 361,300 / 2023 24: \$ 942,300 / 2023
<b>Acres:</b>	23: .247 Acres 24: .335 Acres
<b>Year Built:</b>	23: 1964 24: 1962
<b>Heating:</b>	Forced Water / Gas
<b>Water:</b>	Town
<b>Sewer:</b>	Private
<b>Taxes:</b>	23: \$ 2,575 / 2023 24: \$ 6,716 / 2023



**BERKSHIRE HATHAWAY**  
HomeServices

Robert Paul Properties

**LUXURY**  
COLLECTION

Vista Views of Eel Pond and Walkers Island Marsh is the setting for this waterfront Ranch with expansive western exposure and private platform dock suitable for kayak launch. Enjoy spectacular sunsets throughout the year from the living room with walls of picture windows and a floor to ceiling fireplace. Outdoor spaces offer rolling green lawns to the water, a spacious deck to relax with family and friends overlooking the water. Investor Alert: Included in the sale, on a separate .34 acre lot is a three bedroom Ranch style home offering income potential or a family compound. Fabulous opportunity to own in Blue Water Shores with deeded beach and boat/kayak launch. Close to Mashpee Commons, ocean beaches and easy access to all Falmouth Village Activities. Information herein is not guaranteed or warranted and should be verified by any person who is looking at this property to purchase.

Please note: Septic systems have failed and will be Buyer's responsibility. Properties being sold AS IS.



*The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Buyers are encouraged to do their own due diligence through independent verification.*

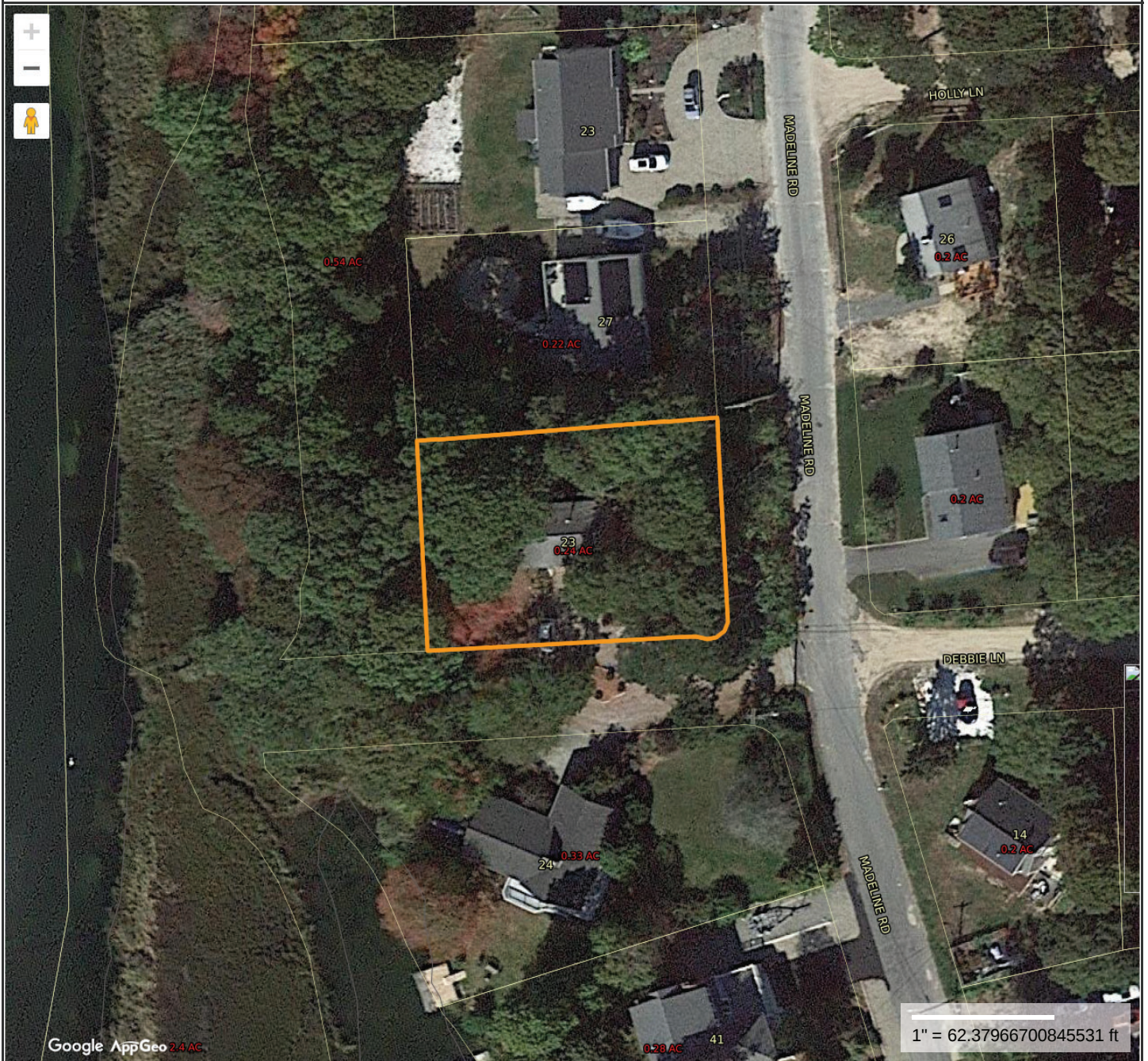
**Exclusively Represented by  
Robert B. Kinlin & Bob Malcolm**

RKinlin@robertpaul.com - 508.648.2739

BMalcolm@robertpaul.com—508.280.2753

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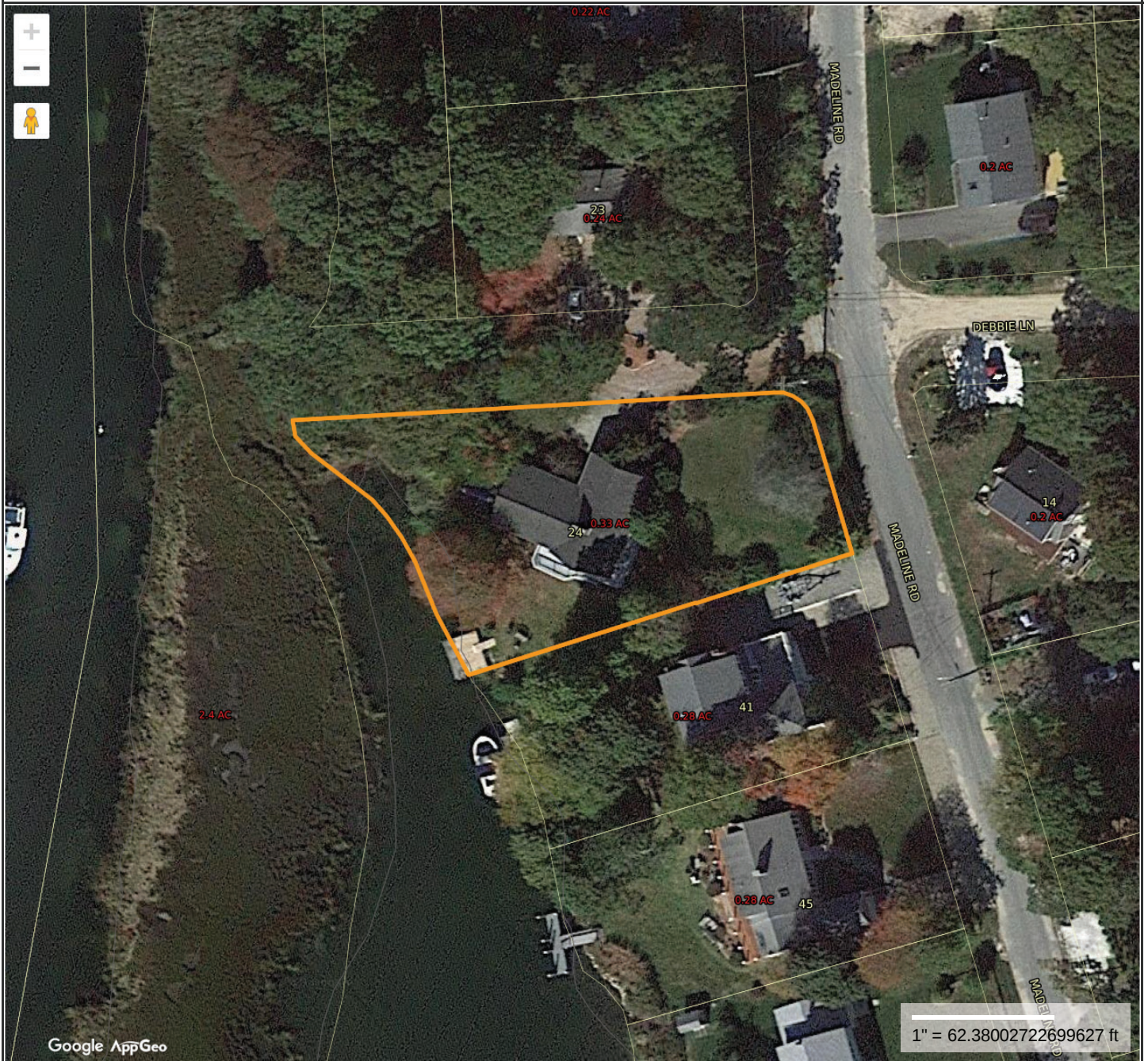


**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

Town of Falmouth, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 01/03/2023  
Data updated 07/21/2022

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



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# First Floor

Approx. 1569.0 sq. feet

**Deck**  
49'8" x 6'1"

**Living Room**  
23'6" x 23'5"

**Bedroom**  
11'10" x 11'2"

**Primary Bedroom**  
12'11" x 11'10"

**Dining Area**  
11'4" x 10'2"

16'3" x 3'6"

**Bedroom**  
14'5" x 12'9"

**Breakfast Area**  
15'3" x 10'2"

**Kitchen**  
15'3" x 7'7"

**Entry**  
15'3" x 5'

8'11" x 8'7"

8'11" x 2'3"

4'6" x 3'11"

4' x 2'10"

4'10" x 2'



**Basement**  
Approx. 1446.2 sq. feet



Total area: approx. 3015.2 sq. feet