

Andy Kadlick  
781-799-6069



**MLS # 71974665 - Active**  
**Land - Residential**

**Lot 45 Manomet Ave/Highland Ave**  
**Plymouth, MA 02360**  
**Plymouth County**

List Price: **\$199,900**

Grade School:

Middle School:

High School:

Directions: **State Road to Strand Ave to left on Manomet Ave to intersection of Highland**

**Remarks**

**Historic Plymouth, Manomet Bluffs, Come build your dream home on this wooded lot and feel those ocean breezes. Seasonal water views from the lot, with year round water views from the upper floors of your dream house. Easy access to Manomet Beach with it's beautiful sugar sand beach, swim, sun or just relax, just short walk away from that dream home. Enjoy the years of traditions with the 3rd of July bonfire celebrations. Come take a look and see what can be done.**

**Property Information**

Total Approx. Acres: **0.49 (21,382 Sq. Ft.)**

Cultivation Acres:

Home Own Assn:

No. of Approved Lots:

Pasture Acres:

Assn Req:

Approx. Street Frontage:

Timber Acres:

HOA Fee:

Disclosures: **Buyer and their agent to do due diligence in respect to all building permits and town requirements.**

**Features**

Beach: **Yes Ocean**

Beach Ownership: **Association**

Beach - Miles to: **1/10 to 3/10**

Cable Available:

Documents: **Land Survey**

Electric: **At Street**

Gas: **None**

Lot Improvements: **Rough Graded, Lot Staked, Shared Drive**

Land Description: **Easements, Corner**

Road Type: **Private, Unpaved, Publicly Maint.**

Sewer Utilities: **Private**

Water Utilities: **Public, Nearby**

Waterfront: **No**

Water View: **Yes Ocean**

Zone Usage: **Single Family**

**Other Property Info**

Adult Community: **No**

DEQE/DEP#:

Disclosure Declaration: **No**

Perc Test: **Yes**

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

Lender Owned: **No**

**Tax Information**

Pin #:

Assessed: **\$74,200**

Tax: **\$1,152** Tax Year: **2015**

Book: **0** Page: **0**

Cert:

Zoning Code: **R 20 S**

Map: Block: Lot:

**Office/Agent Information**

**Office:** Luxe Residential LLC (508) 344-8551

**Agent:** Andrew Kadlick (781) 799-6069

