

# Oceanview 4 BR Home Overlooking Vineyard Sound

## 13 Fairmount Ave, Falmouth, MA

### On Observatory Hill in the Heart of the Heights

### 5± Blocks from Falmouth Heights Beach



**AUCTION:** Wednesday, September 18 at 11 am On-site  
**Open House:** Wednesday, September 4 (11am-1pm)

**Site:** .2± acres with parking for 10± cars, fenced back yard, outdoor shower, shed  
**Gross Finish Area:** 1,752 sf per assessor, up to 2,245± sf per floorplan  
**Design:** Circa 1900 1 & 2-story home on poured concrete foundation  
**Includes:** Foyer, living room, dining room, kitchen, family room, sitting/bonus rooms, 2 BA (1 shower, 1 tub/shower) & 4 BR including 20'10" x 14'1" main BR with ocean views, 240± sf back deck  
**Basement:** Partial, unfinished  
**HVAC:** Gas, 2 ductless mini-splits, 2 fireplaces, room A/C  
**Water:** Town  
**Sewer:** Private (passed Title 5 2/28/23)  
**Renovations:** 2022 - Pine Harbor shed; 2021 - cedar siding, Azek trim & fencing; 2018 - new asphalt shingle roof; 2016 - remodeled family room & mini-splits  
**See Property Info Package:** Rental info/ income, features, etc.  
**Zoning:** RC – Single Res C, significant structure  
**Parcel ID:** 46B-07-017-002

Within 5± blocks of Kite Park, Central Park ball field, Yacht Club, iconic restaurants & Falmouth Heights Beach. Within 1± mile of seasonal ferries, Falmouth Harbor & Marine Park. Easy access to downtown Falmouth shops, eateries, culture & entertainment.

Year-round single-family residence at the intersection of Fairmount Ave, Lookout Ave & the Crown Ave round-about surrounded by charming period homes atop one of the highest points of land on Vineyard Sound offering views to Martha's Vineyard on a clear day.

**Terms of Sale:** 10% certified deposit of which \$50,000 in certified or bank check at the auction & remainder by 4pm ET on Friday, September 20, 2024. Balance in 30 days. 10% Buyer's Premium will be added to the high bid & result will be the total purchase price. Other terms, if any, announced at the sale. All information derived from reliable sources believed correct, but not guaranteed. Buyers shall rely entirely on their own judgment and inspection. Announcements from the Auction Block take precedence over any previously printed material or any other oral statements made. JJManning Auctioneers is acting exclusively on behalf of Seller in this transaction.

**Pre-auction Offers:** Must be tendered on a signed JJManning approved P&S Agreement & accompanied by a 10% certified deposit in certified or bank check or by confirmed wire transfer in order to be considered.

**Buyer's Broker Terms:** Up to 2% Broker Commission offered. Visit [www.JJManning.com](http://www.JJManning.com) for mandatory broker pre-registration requirements.

**JJManning**  
 AUCTIONEERS

Property Info., Photos, Broker Reg. & Full Terms at:

**JJManning.com**  
 800.521.0111

179 Old King's Hwy, Yarmouth Port, MA 02675



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