



**CAPE COD & ISLANDS**  
ASSOCIATION OF REALTORS®, INC

MINI PROPERTY REPORT

**674 Setucket Rd, East Dennis, MA 02641**



Presented by

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Commercial  
**Realty Advisors**

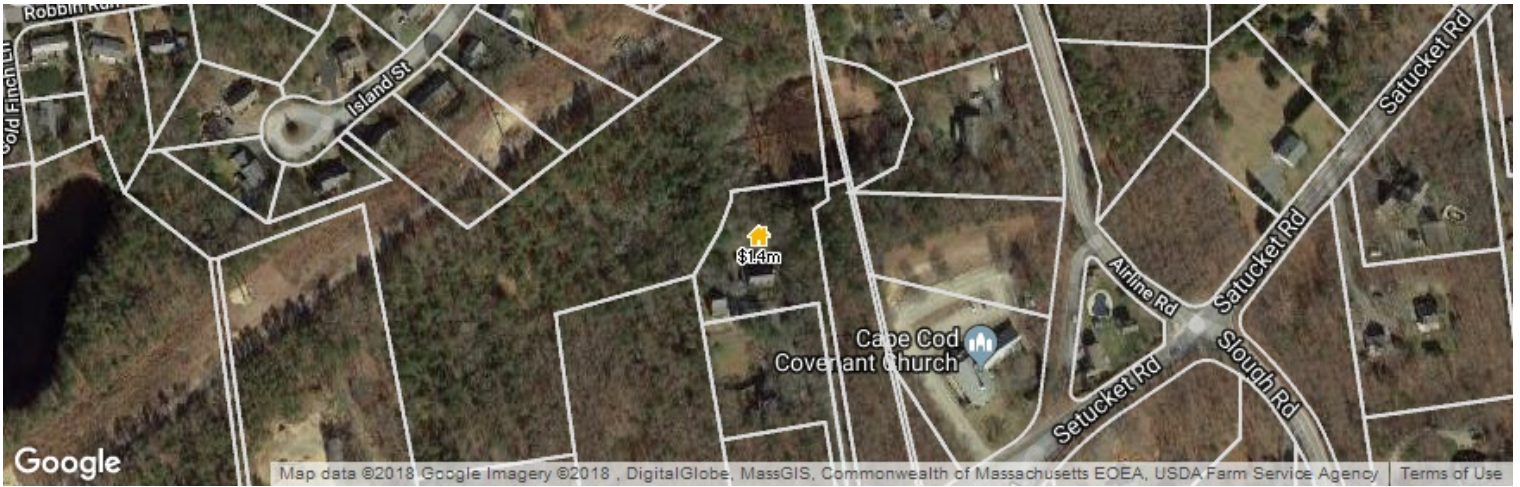
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**Commercial Realty Advisors, Inc.**

222 West Main Street  
Hyannis, MA 02601

# 674 Setucket Rd, East Dennis, MA 02641



Legend: 🏠 Subject Property

**FOR SALE**  
• New, Active: 8/31/2018

## List Price

# \$1,395,000

List Date: 8/31/2018  
Days in RPR: 13

*This analysis has not been performed in accordance with the Uniform Standards of Professional Appraisal Practice which requires valuers to act as unbiased, disinterested third parties with impartiality, objectivity and independence and without accommodation of personal interest. It is not to be construed as an appraisal and may not be used as such for any purpose.*

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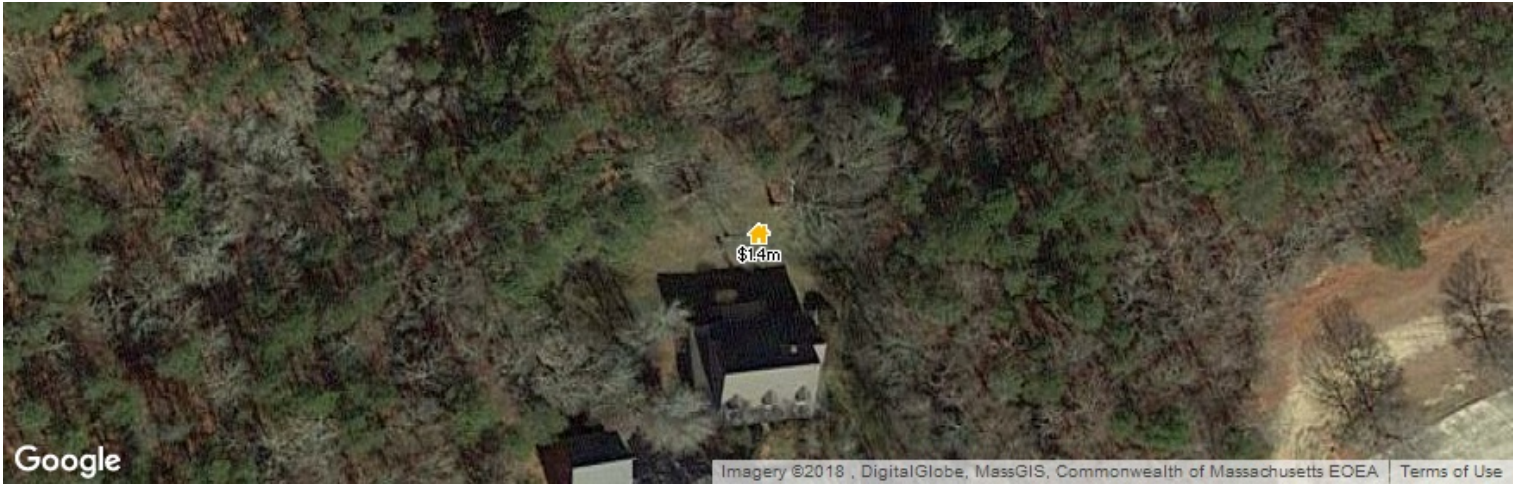
## Home Facts

### Public Remarks

There are three parcels being sold together (674,668, & 662 Setucket). Equestrian enthusiasts- Investors Opportunity to own 4 acres MidCape in a private bucolic setting, yet accessible to all amenities and the highway! Upgraded home, over 2,000 square feet, with wraparound porch, adjacent to outdoor fenced paddock, barn and four stables, with an upstairs living space. In addition, there is an oversized detached two car+ garage/workshop area and upper level room. An acre of developable land sits behind the barn. Visualize your home and/or income possibilities here!

| Home Facts          | Public Facts | Listing Facts                   | Realtor Refinements |
|---------------------|--------------|---------------------------------|---------------------|
| Property Type       | -            | <b>Single Family Residence</b>  | -                   |
| Property Subtype    | -            | <b>Single Family Residence</b>  | -                   |
| Bedrooms            | -            | <b>4</b>                        | -                   |
| Total Baths         | -            | <b>4</b>                        | -                   |
| Full Baths          | -            | <b>2</b>                        | -                   |
| Partial Baths       | -            | <b>2</b>                        | -                   |
| Living Area (sq ft) | -            | <b>2,650</b>                    | -                   |
| Lot Size            | -            | <b>2.01 acres</b>               | -                   |
| Garage              | -            | <b>Detached, Storage Above</b>  | -                   |
| Year Built          | -            | <b>1997</b>                     | -                   |
| Total Rooms         | -            | <b>8</b>                        | -                   |
| Roofing             | -            | <b>Asphalt</b>                  | -                   |
| Heating             | -            | <b>Forced Hot Air</b>           | -                   |
| Cooling             | -            | <b>None</b>                     | -                   |
| Basement            | -            | <b>Finished, Full, Walk-Out</b> | -                   |
| Foundation          | -            | <b>Concrete Perimeter</b>       | -                   |
| Exterior Walls      | -            | <b>Shingle</b>                  | -                   |
| Number of Stories   | -            | <b>2</b>                        | -                   |

# Extended Home Facts



Legend: 🏠 Subject Property

## Interior Features

|                 |                          |
|-----------------|--------------------------|
| <b>Basement</b> | Finished, Full, Walk-Out |
| <b>Cooling</b>  | None                     |
| <b>Floor</b>    | Hardwood                 |
| <b>Heating</b>  | Forced Hot Air           |
| <b>General</b>  | Wet Bar                  |

## Exterior Features

|                       |   |
|-----------------------|---|
| <b>Foundation</b>     | Concrete Perimeter                              |
| <b>Garage</b>         | Detached, Storage Above                         |
| <b>Roof</b>           | Asphalt   |
| <b>Parking</b>        | Paved Driveway                                  |
| <b>Parking Spaces</b> | 2   |
| <b>Water</b>          | Town Water                                      |
| <b>General</b>        | Deck, Outbuilding, Outdoor Shower, Patio, Porch |

## Location Details

|                                     |  |
|-------------------------------------|--|
| <b>Directions to Property</b>       | Route 134 to east on Setucket Road to sign at number 674 Setucket. Down a long driveway not visible from the road. |
| <b>Walkability Score</b> (out of 5) | Overall: 1.7   Amenity: 1.7   Leisure: 1.6   |

# Property Photos







# Neighborhood: Housing Stats and Charts

|   | 02641  | Barnstable County | Massachusetts | USA    |
|---|--------|-------------------|---------------|--------|
| Median Estimated Home Value                             | –      | \$414K            | \$421K        | \$239K |
| Estimated Home Value 12-Month Change                    | –      | +4.4%             | +6.1%         | +5%    |
| Median List Price                                       | \$530K | \$495K            | \$425K        | \$117K |
| List Price 1-Month Change                               | +3.4%  | –                 | -1%           | -2.1%  |
| List Price 12-Month Change                              | +6%    | +5.5%             | +7.7%         | +6.9%  |
| Median Home Age   | –      | 46                | 59            | 45     |
| Own   | –      | 79%               | 62%           | 64%    |
| Rent  | –      | 21%               | 38%           | 36%    |
| \$ Value of All Buildings for which Permits Were Issued | –      | \$139M            | \$1.82B       | \$102B |
| % Change in Permits for All Buildings                   | –      | +13%              | +15%          | +2%    |
| % Change in \$ Value for All Buildings                  | –      | +21%              | +17%          | +7%    |

## Median Sales Price vs. Sales Volume

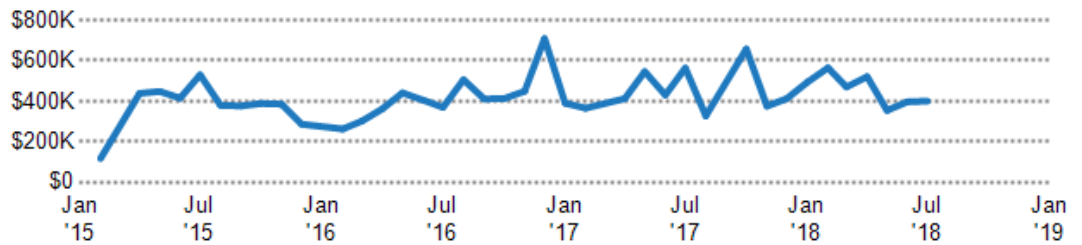
This chart compares the price trend and sales volume for homes in an area. Home prices typically follow sales volume, with a time lag, since sales activity is the driver behind price movements.

Data Source: Public records and listings data

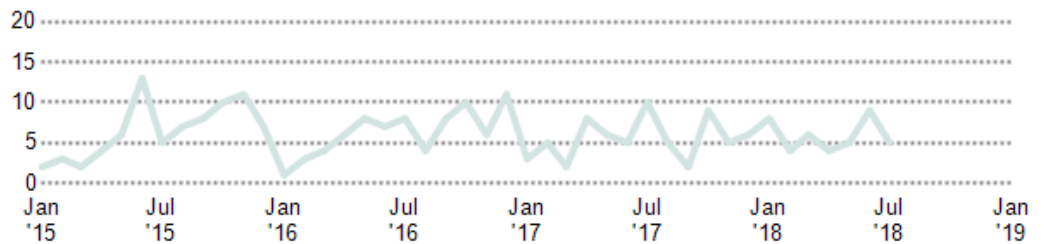
Update Frequency: Monthly

- Median Sales Price Public Records
- Median Sales Price Listings
- Sales Volume Public Records
- Sales Volume Listings

Median Sales Price



Sales Volume





## Median Listing Price vs. Listing Volume

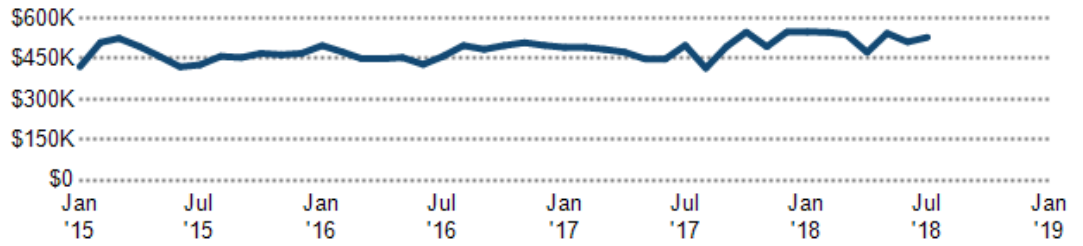
This chart compares the listing price and listing volume for homes in an area. Listing prices often follow listing volume, with a time lag, because supply can drive price movements.

Data Source: On- and off-market listings sources

Update Frequency: Monthly

- Median List Price
- Listing Volume

Median List Price



Listing Volume

