



LUXURY COLLECTION<sup>SM</sup>



**BERKSHIRE HATHAWAY**  
HOMESERVICES

ROBERT PAUL PROPERTIES

475 NATHAN ELLIS HIGHWAY • MASHPEE, MA



475 NATHAN ELLIS HIGHWAY | MASHPEE, MA 02649 | \$3,200,000



**The Regan Southworth Group**

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279 MAIN STREET, FALMOUTH, MA 02540

**Rare Waterfront Compound on John's Pond: Over 8 Acres & Recently Renovated**

Waterfront beauty on John's Pond! 405 feet of sandy beach on 7 acres. The private driveway from 151 runs near Childs River & around Flying Squirrel Pond, providing water views on both sides of property. In the late 1950's the Leduc family started seasonal rentals for camp access. During the 1980's and 1990's it transformed to year round housing. Renovations the 2000's include a new roof, heating, water service, D-nitrification Septic, an addition, and upgrades throughout. When the new owners acquired the property, it was used as an AirBnB, and for family get togethers and reunions. Currently kayaking, canoeing, firepits, meadow area, and grilling stations create the private resort compound atmosphere. Close by amenities include Mashpee Commons, South Cape Beach, and Old Silver Beach.

Rooms: 12

Bedrooms: 8

Bathrooms: 4 Full

Living Area: 2,400 sq. ft.

Assessment:

\$827,200 / 2023

Acres: 8.13

Year Built: 1955

Heating: Natural Gas

Water: Town

Sewer: Private

Taxes: \$6,642 / 2023

