



**34 Wineberry Way Chatham, MA 02633-2236**  
**LP \$1,995,000 / SP \$2,050,000**

**Wow, What Privacy And A Sense Of Being At The "end Of The Lane", Plus Only A Short Stroll Into Downtown Chatham, Plus Views Of The Mill Pond, Plus Deeded Access To Mill Pond Just A Short Distance Away. This Property Is Nearly Surrounded By Conservation And Has Great Potential To Be The Dream House At The End Of The Meandering Lane.**

<b>Living Area SqFt</b>	1201	<b>Lot Size</b>	0.75ac
<b>Basement/Desc</b>	Yes / Partial	<b>Foundation</b>	Block
<b>Fireplaces/#</b>	Yes	<b>Flooring</b>	Wood, Vinyl
<b>Interior Features</b>	Dry/HU-E, HU Washer	<b>Equipment/Appliances</b>	Dishwasher, Dryer - Electric, Refri
<b>Heating/Cooling</b>	Oil, Hot Air, Ele <b>Hot Water</b> Electric	<b>Water/Sewer/Util</b>	Private Sewerage
<b>Garage/#Cars</b>	Yes / Attached / 2	<b>Parking</b>	
<b>Pool/Pool Desc</b>	No / None	<b>Dock/Dock Desc</b>	No /
<b>Exterior Features</b>	Porch, Patio, Deck	<b>Ann Assn Fee/Fee Year</b>	/
<b>Street</b>	Private, Dead E <b>Association</b> No	<b>Beach/Lake/Pond Name</b>	Mill Pond
<b>Convenient To</b>	Shopping, Conservation Area	<b>Waterview/Desc</b>	Yes / Salt, Deep Water Access, Bay
<b>Miles to Beach</b>	.1 - .3	<b>Taxes/Year</b>	
<b>Waterfront/Desc</b>	No /		
<b>Tax ID</b>	38-F3		

	<b>Presented By:</b> <b>Randall D Van Sickle</b>	<b>Chatham Village Realty</b>
	Primary:                      508-945-4780 x19	393 Main St
	Secondary:                    508-237-3885	Chatham, MA 02633
	Other:	508-945-4780
E-mail:                              randyvs@comcast.net	Fax : 508-945-4566	
Web Page: <a href="http://www.chathamvillagerealty.com">http://www.chathamvillagerealty.com</a>		<a href="http://www.chathamvillagerealty.com">http://www.chathamvillagerealty.com</a>