



<b>Property Type:</b>	Residential	<b>Prop Subtype:</b>	Single Family Residence
<b>County:</b>	Barnstable	<b>Village:</b>	West Dennis
<b>Town:</b>	Dennis	<b>Beds:</b>	6
<b>Rooms:</b>	11	<b>Approx SqFt:</b>	2,700
<b>Baths F/H:</b>	3 / 1	<b>Lot Acres:</b>	0.5
<b>Year Built/Desc:</b>	1840 / Actual	<b>DOM/CDOM:</b>	0 / 0
<b>Tax ID:</b>	29-4-0	<b>Annual Taxes/yr:</b>	\$3,006 / 2021
<b>Total Assessment:</b>	\$532,500	<b>Building Assessments:</b>	335,500
<b>Leased Land:</b>	No	<b>Land Assessments:</b>	157,400
		<b>Other Assessments:</b>	39,600
		<b>WF/WV:</b>	No / No
		<b>WB/WBV:</b>	
		<b>WF/WV Type:</b>	
<b>Property Includes Recording Devices:</b>	No	<b>Location Description:</b>	South of Route 28
		<b>Special Listing Cond:</b>	None

**Remarks:** Welcome to 12 Pleasant Street! This historic West Dennis home, built in 1840 by one of Yarmouth's founding families, offers 2,700 sq ft of living space, with an additional 582 sq ft, 1 bedroom guest cottage. This incredible property features 6 bedrooms, and 3.5 baths, and presents a warm and nostalgic feel. The ideal summer getaway, this home is also ready for year round living and awaits your creative vision to maximize its fullest potential! Set on a private, tranquil lot, this home evokes feelings of Old Cape Cod, complete with mature plantings and gardens! Graced with an original fireplace and staircase, a formal dining room and a cocktail bar, feel the ocean beach as you lounge on the three season porch! Enjoy all that West Dennis has to offer! Located less than a mile to iconic West Dennis Beach and Bass River, outdoor activities await! Fill your days with beaching, kayaking or paddle boarding. Enjoy local amenities, including shopping, dining and entertainment at your fingertips. Perfectly situated in the mid Cape area, you can explore all the Cape has to offer with ease. Come see what makes this home so special and start making your own Cape Cod memories now!

**Directions:** From Rt 28, turn onto Fisk St, then turn left onto Pleasant Street.

**Showing Instructions:** Call or text Dave, (321)432-6838

<b>Listing Agent:</b> David J Dubuque Realty	321-432-6838	dave.d@firstencounterrealty.com	<b>Listing Type:</b> Exclusive Right To Sell	<b>Buyer Agent Comm:</b> 2.25%
<b>Listing Office:</b> EXIT Cape Realty	508-499-2200		<b>List Date:</b> 07/15/2021	<b>Owner Name:</b> Emslie family trust
			<b>Expiration Date:</b> 01/08/2022	<b>Facilitator Comm:</b> 2%
			<b>DOM/CDOM:</b> 0 / 0	<b>Compensation Type:</b> Gross
			<b>Original List Price:</b> \$1,195,000	<b>Dual Var Comm:</b> Yes

<b>Garage:</b> Yes - 2 Cars	<b>Zoning:</b> No Plan	<b>Renovated:</b> No
<b>Basement:</b> Yes	<b>Lot Size SqFt:</b> 21,780	<b>Year Renovated:</b>
<b>Basement Description:</b> Cape Cod	<b>Lot Size Source:</b> Tax Bill	<b>SqFt Source:</b> Tax Bill
<b>Foundation:</b> Block	<b>Siding:</b> Shingle	<b>School District:</b> Dennis-Yarmouth
<b>Irregular:</b> No	<b>Roof:</b> Asphalt	<b>Beach Ownership:</b> Public
<b>Year Round:</b> Yes	<b>Year Built:</b> 1840	<b>Miles to Beach:</b> .5 - 1
<b>Title Ref Book:</b> 6598-10		<b>Mi. to Beach:</b> .7mi to West Dennis
		<b>Comments:</b> Beach
		<b>Beach Description:</b> Nantucket Sound; Ocean
		<b>Flood Ins Required:</b> No
		<b>FEMA Flood Zone:</b> X
		<b>Lead Base Paint:</b> Unknown

**Exterior Features:** Garden; Yard  
**Street Description:** Paved,Public  
**Showing Requirements:** Appointment Required; Call Listing Agent

**Open House:**  
 In-Person Open House 07/17/2021 11:00 AM to 2:00 PM  
 Comments: New to the Market...come see a slice of History

<b>Stories:</b> 2	<b>Heating:</b> Forced Hot Air	<b>Private Pool:</b> No
<b>Style:</b> Other	<b>Cooling:</b> None	<b>Private Dock:</b> No
<b>Floors:</b> Wood	<b>Hot Water:</b> Tank	
<b>Fireplace:</b> Yes - 2	<b>Hot Water Source:</b> Natural Gas	
<b>Mass Use Code:</b> 109 - Residential, multiple houses	<b>Water:</b> Town Water	
	<b>Sewer:</b> Septic Tank: Title V Grade Level	
	<b>Fuel:</b> Natural Gas	

Room Name	Room Level	Length	Width	Features	Room Name	Room Level	Length	Width	Features