



5 WILDWOOD LANE, SAGAMORE BEACH, MA  
Price Upon Request



**COLDWELL  
BANKER**



OCEAN PINES II  
SAGAMORE BEACH

**SHANA LUNDELL**  
COLDWELL BANKER REALTY  
34 Court St, Plymouth, MA, 02360  
508.221.5124  
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# WELCOME TO OCEAN PINES II

New debut & offerings for the remaining 16 new construction cottage style townhomes with several 2-unit options now. Beautiful re-design for exteriors, featuring board and baton siding with cottage style shutters. Building 5A-D are end units with one car garage, first floor main bedroom w/ private bath featuring tile walk in shower w/ glass door, double vanity sinks, granite counters. Spacious and open living area offer 9ft ceiling, crown molding on main living area first floor, shiplap above gas fireplace w/ granite surround & custom mantle. Shaker style cabinets, granite counters, center island, and luxury vinyl flooring throughout first floor. 2nd level offers sitting area, 2nd bedroom,& bonus room. Full unfinished basement has tons of storage or potential to finish. Stamped concrete patio w/gas grill line hook up, and privacy vinyl fencing between units. This desirable seaside community is conveniently located close to all the area treasures with nearby Cape Cod Canal, sandy Sagamore & Scusset Beaches, restaurants, shopping, golf, and easy on/off highway access.



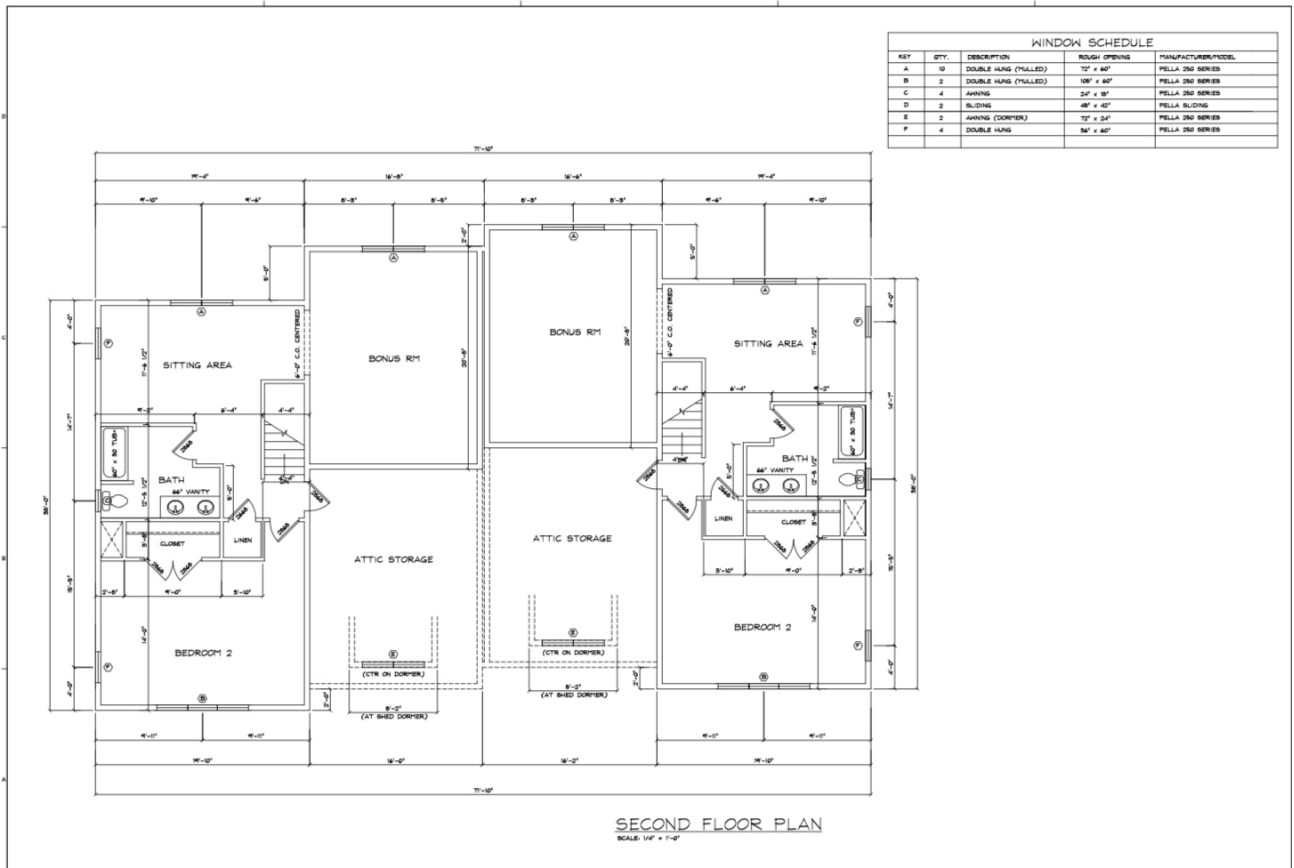
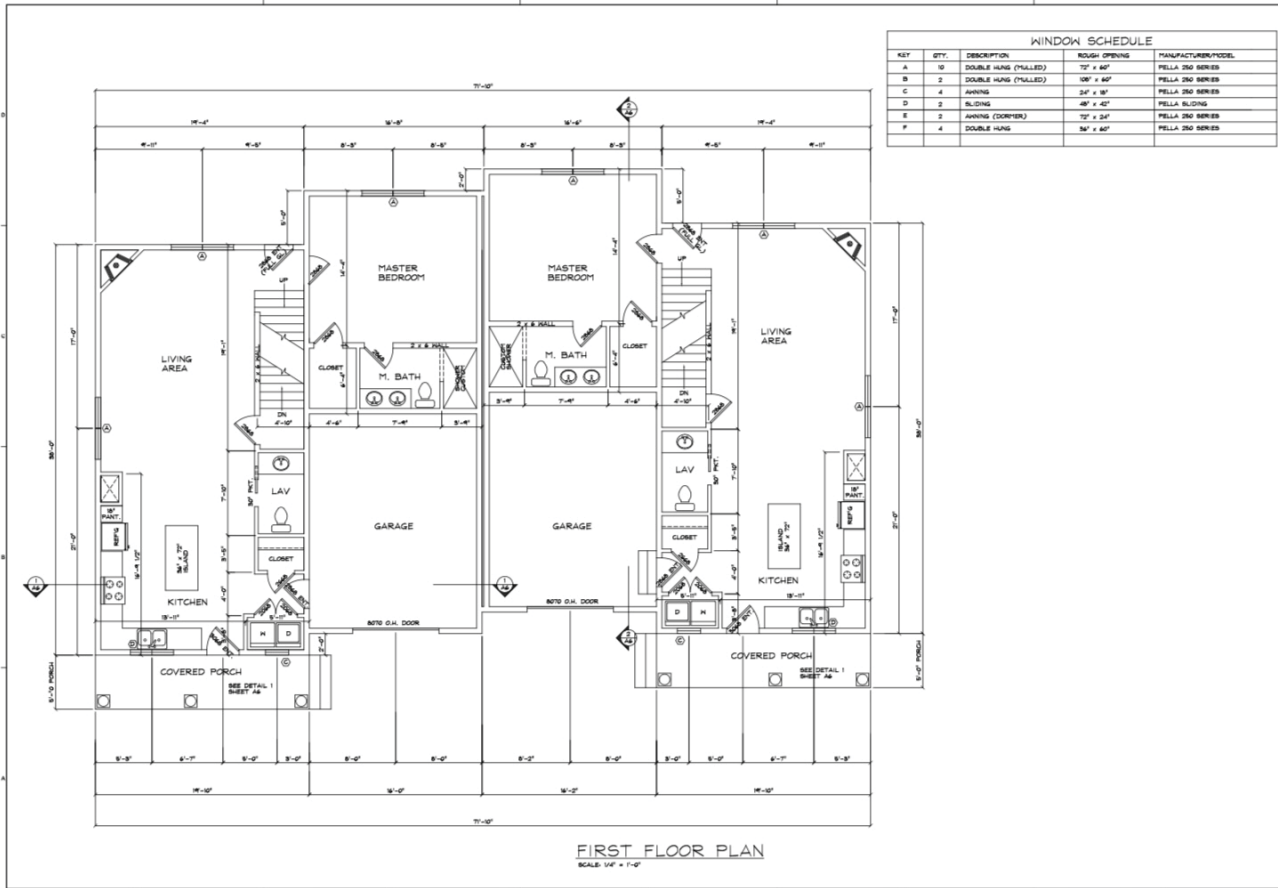
**COLDWELL BANKER**  
**REALTY**

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*Marketed by* SHANA LUNDELL







# OCEAN PINES III

## SAGAMORE BEACH

### Standard Specifications

#### Kitchen Features

- Granite kitchen countertops from class "A" selections
- White or gray shaker kitchen cabinets with 30" upper wall cabinets and crown molding
- Moen or equivalent single-lever washerless kitchen faucet
- Stainless steel undermount single bowl
- GE or equivalent dishwasher – Energy Star-rated, GE or equivalent above-range microwave and GE or equivalent range (\$2,500 allowance for all – choice of black or stainless steel finish)
- Single kitchen faucet with pull down sprayer and soap dispenser (choice of brushed nickel or polished chrome)
- White subway tile backsplash

#### Bath Features

- Builder selected mirrors in all bathrooms
- White or gray shaker vanity with polished chrome knobs
- Granite vanity top with china white undermount rectangular sink
- Powder room with single-bowl vanity
- Luxury Vinyl Plank (LVP) floors in all baths
- Comfort-height commodes in all bathrooms
- Moen or equivalent washerless faucets – 8 inch center with 3 holes (choice of chrome or brushed nickel)
- Moen or equivalent washerless shower
- First-floor master bath includes tile walk-in shower with glass door

#### Interior Features

- Solid core interior doors with hardware
- LVP floors throughout first and second floors from builder selections
- Oak stair treads to second level with natural clear coat finish or stained to match LVP flooring selected
- Shiplap wall above gas fireplace with granite surround
- Ventilated shelving in closets
- Washer and electric dryer hook-up with vent per plan
- Pre-wire for cable television
- Complete pre-selected lighting package
- Two interior paint color selections
- 5 1/4" speedbase baseboard throughout
- Dense glass and QuietRock are used for sound barriers between middle units and end units
- Rock Wool insulation is used between units for sound barrier/insulation
- Crown molding on main living area first floor

#### Exterior Features

- Fiberglass-insulated front door
- Overhead-insulated steel garage door with keypad opener and remote
- Asphalt driveway
- 10-inch poured concrete foundation walls
- Concrete walkway
- Two exterior hose bibs
- Two exterior electrical outlets
- Low-maintenance vinyl siding, vinyl soffits and aluminum fascia, per plan
- Aluminum gutters front and rear of unit
- Composite surface decking, pressure-treated deck, joists, rails and posts, size varies per plan
- Sod yard, per plan
- Landscaping, per plan
- Lawn and irrigation system from private well water
- Lifetime architectural fiberglass roof shingles
- Stamped concrete rear patios or composite rear deck
- Natural gas grill line

#### Structural Quality & Energy Efficiency

- Central air conditioning, two zone
- 95+ high-efficiency two-zone forced warm air heat gas furnace, Energy Star rated
- Hybrid electric hot water tank with built in dehumidifier
- Energy-efficient double-glazed low E glass
- Double hung vinyl windows with screen
- R-38, fiberglass insulation in attic floor (batt or blown)
- R-21, fiberglass insulation in exterior walls
- R-30, fiberglass insulation in overhang and floors over garage
- Tongue and groove glued down sub floors
- CPVC or PEX water pipes
- Garage completely blue board and plastered
- Smoke and Co2 detectors with battery backup on all floors and in all bedrooms
- Ground Fault Interrupt (GFI) outlet in garage, kitchen and bath locations
- Fire suppression system per fire code
- Underground electrical service

Exclusively marketed by: Shana Lundell | 508.221.5124 | shana.lundell@NEMoves.com  
34 Court Street | Plymouth, MA 02360 | 508.746.0051 | ColdwellBankerHomes.com



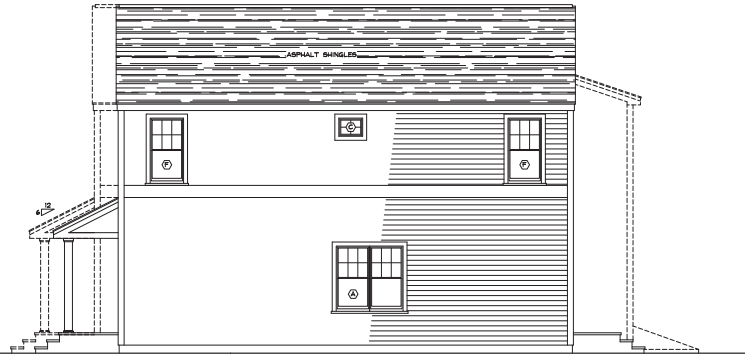
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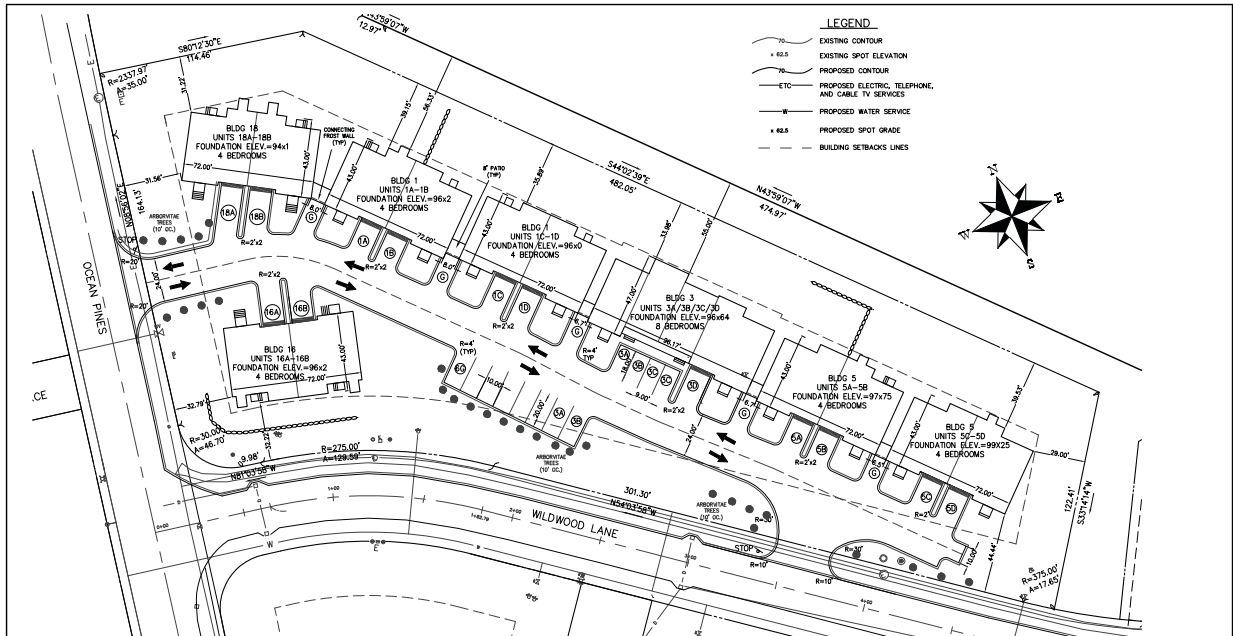


\* PROVIDE GUTTERS & DOWNSPOUTS AS NEEDED

FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



**SETBACKS**

**BUILDING SETBACKS (MIN.)**

FRONT YARD 30'

SIDE & REAR YARD 28'/24'/24'

INCREASE TO THREE BLDG HEIGHT  
NEAR ABUTTING BOUNDARY OF  
OVERALL DEVELOPMENT

11' 54" FOR BLDG 3



**GENERAL NOTES**

- RECORDED OWNER - AMOS FINANCIAL LLC  
1910 FIRST ST  
HIGHLAND PARK, IL 60035  
DEED BK. 26337, PAGE 42  
PLAN BK. 239 PAGE 35  
LOCUS ADDRESS - 62 WILDWOOD LANE
- PROPERTY IS SHOWN AS LOT 61 PARCEL 100  
ON ASSESSOR'S MAP 7 AND LIES WITH IN ZONE  
R-20 AT THE TIME OF SPECIAL PERMIT APPROVAL.
- EXISTING CONDITIONS SHOWN HEREON WERE COMPILED FROM A FIELD  
SURVEY PERFORMED BY EXISTING GRADE INC. AND ON RECORD INFORMATION  
PROVIDED BY THE OWNER.
- PARCEL LIES WITHIN FLOOD ZONE X PER BOURNE FIRM  
PANEL #205510 03/41 EFFECTIVE 07/16/2014
- ALL DIMENSIONS ARE PERPENDICULAR TO PROPERTY LINES.
- NO BUILDINGS SHALL HAVE FLOOD LIGHTS.
- ALL TRASH PICKUP SHALL BE BY PRIVATE CURB SIDE PICKUP.
- ALL SITE LIGHTING SHALL BE LIMITED TO 15' HIGH.
- PROPOSED TREES AND FENCING SHALL PROVIDE  
SCREENING TO PARKING AREAS.
- EXISTING CONDITIONS BASED ON MASS STATE LIDAR AND A  
GROUND SHOT SURVEY BY EXISTING GRADE INC.

**LOT 61  
PARKING SUMMARY  
(16 UNITS)**

GARAGE SPOTS	13
PARKING SPOTS (UNITS)	13
PARKING SPOTS (9'x18' UNITS)	4
(10'x20'35A) SPOT	2
<b>TOTAL UNITS</b>	<b>32</b>
GUEST SPOTS	11
<b>TOTAL SPOTS</b>	<b>43</b>

**Existing Grade Inc.**  
Surveyors & Civil Engineers  
62 RIEDEL RD  
DOUGLASS, MA 01516  
508-694-6501 Ph/Fax

**LOCUS PLAN**  
1" = 500'

**SCALE**  
1" = 30'

1 7/26/22 RENAMBER UNITS  
NO. DATE REVISIONS

CLIENT  
EASTERN SKY LLC  
NEWTOWN ROAD  
LITTLETON, MASSACHUSETTS

PROPOSED  
SITE LAYOUT PLAN  
61 WILDWOOD LANE  
BOURNE, MA

1292 SITEPLAN 02-05-2022  
PROJECT NO. 1292  
DATE: 06/13/22  
SHEET NO. 1 OF 12



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