

# Unique Property for Sale



**7.3 acres of *prime Real Estate!***

**Commercially zoned 3 acres and 4.3 acres residential.**

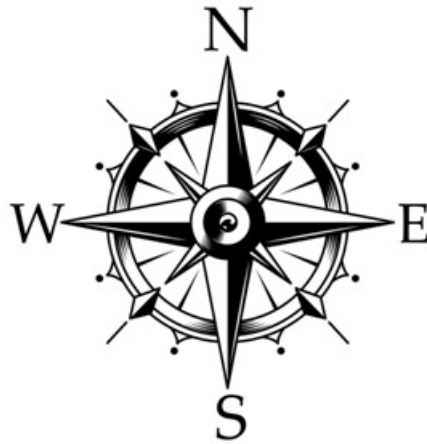
**Call: Philip Howard**

**Cell: 617/803-1516**

**Email: [philhoward@verizon.net](mailto:philhoward@verizon.net)**

**224 Water Street, North Pembroke, MA**

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**Route 139**

**GPS Coordinates: Latitude: 42.0932 | Longitude: -70.7925**

**This property is being offered for first time in 70+ years!**

**Commercially zoned 3 acres and 4.3 acres residential.**

***7.3 acres of prime Real Estate!***

**UNLIMITED POTENTIAL**



**The North River**

# 1700 sq. ft. Antique Cape, Built in 1725 With Over 235 ft. of Frontage on the North River



This structurally sound 295 year old antique Cape has *four fireplaces*, antique wooden beamed kitchen, four bedrooms, two bathrooms. This is a unique property for sale.



# The Outbuildings



**Two Car Garage**

**Playhouse for Children**



**Or Nice Little Guest House**



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# 224 Water Street, North Pembroke, MA



**Back Yard Patio**



**Perfect for Art Studio, Workshop,  
Craft Room or Potter's Studio**



**The property once held beautiful vegetable gardens, chicken coops for chickens and eggs, blueberry bushes and gorgeous flower gardens. Concord grapes are still growing along the trail to the river, just a few steps outside the back door. Potatoes were grown on this property many years ago. Farm~fresh in your back yard.**



**30 Minutes to Boston and 30 Minutes to Cape Cod Canal**

# The North River



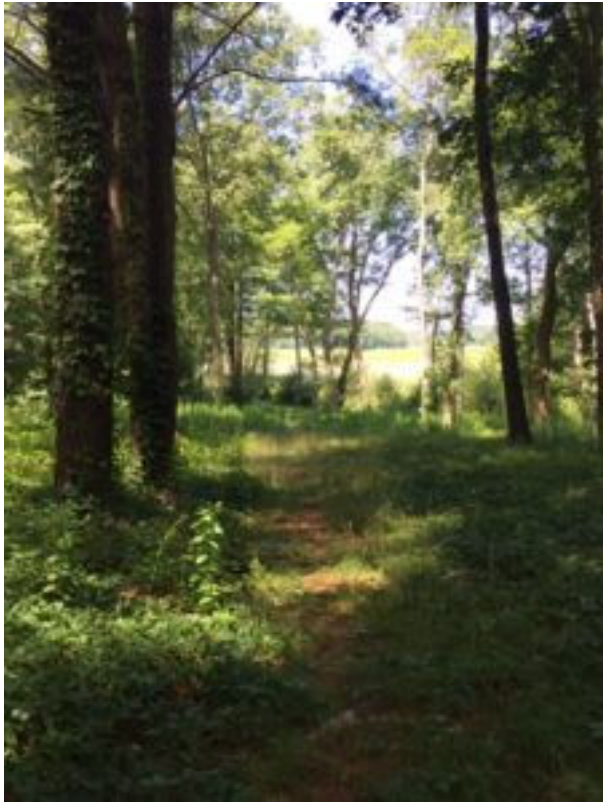
**Take a Serene Ride Down the River in Your Canoe or Kayak.**

The North River is approximately 12 miles long, primarily a tidal river, formed by the confluence of the Indian Head River and Herring Brook.

The river forms the boundary between the towns of Norwell and Pembroke, MA and the boundary between Scituate and Marshfield is downstream. Flowing into Massachusetts Bay at New Inlet the North River also converges with the mouth of the South River. The North River is the only Scenic Protected River in Massachusetts. The Protective Order was created to protect public and private property, wildlife, fresh and saltwater fisheries, and irreplaceable wild, scenic and recreational river resources.



# Just Behind the Antique Cape Which Faces Rt. 139 You will Find.....



**An Amazing Walk to The Marsh**



***Between every two pines is a doorway to a new world...John Muir***



**The Marshland**

***Walking the property one inhales the absolute wild perfumes of Nature's foliage, the pines, wild flowers, berry bushes. I was spotting signs of wildlife every where.... deer tracks, nesting birds, chipmunks and raccoons. I truly wanted to stay all day. I cannot wait to go back!! Brenda Everson~Shaw***

# And This.....



*I went to the woods because I wished to live deliberately.....Henry David Thoreau*



Consider a small restaurant or B&B with outside seating for 3 seasons, adding a welcoming sun room for the colder season and a dining room with a fireplace for great ambiance. Plenty of room for parking and for growing your own in season vegetables and berries, fresh fish easily acquired from a number of local fish markets within 10 -15 minutes drive. And behind the Antique Cape there's plenty of room for chickens for those desperately needed fresh eggs....*a Farm~to~Table in an Antique Cape!!*

Or, perhaps an opportunity to convert the Cape to a unique gift shop. Traversing the trail on the incline, you come upon *a large meadow* where could sit a barn and corral for horses or that new build of a home. Just wait until you come upon the many stone walls!!!

**Your imagination runs wild as you look around. Passersby on Rt. 139 would never imagine the beauty that lays steps behind the Antique Cape.**

