

MLS # 73478009 - New
Single Family - Detached



36 Rosewood Cir List Price: **\$1,595,000**
Mashpee, MA 02649
Barnstable County
 Style: **Colonial, Cottage** Total Rooms: **10**
 Color: **Gray** Bedrooms: **4**
 Grade School: Bathrooms: **3f 1h**
 Middle School: Main Bath: **Yes**
 High School: Fireplaces: **1**
 Approx. Acres: **0.12 (5,252 SqFt)** Approx. Street Frontage:
 Handicap Access/Features: Accessory Dwelling Unit: **No**
 Neighborhood/Sub-Division: **The Cottages of New Seabury**
 Directions: **Great Oak to Garden to Rosewood**

Summer awaits in the desirable Cottages at New Seabury! This sun-filled, open layout home, blends Cape Cod charm with modern design and resort-style living. The gourmet kitchen features quartz countertops, custom cabinetry and an oversized island with additional cabinets and beverage fridge. The living room highlights a cathedral ceiling, gas fireplace, and access to the paved patio with convenient gas line for grill and fire pit. The first-floor primary includes two walk-in closets and a luxurious en-suite bath. Two bedrooms with automated window shades, ample closet space and a full bath complete the second floor. The finished lower level has 10ft ceilings, fourth bedroom, full bath, and additional entertaining space. Enjoy private beaches, championship golf, dining, walking trails, and the popular Poppy Marketplace, steps from the Athletic Club with pool, tennis, and gym, and minutes to Mashpee Commons. Turn-key, furnished, and ready for you to move in. Seize the opportunity!

Property Information

Approx. Living Area Total: **3,125 SqFt** Living Area Includes Below-Grade SqFt: **Yes** Living Area Source: **Public Record**
 Approx. Above Grade: **1,928 SqFt** Approx. Below Grade: **1,197 SqFt**
 Living Area Disclosures: **Per public record field card**

Heat Zones: **3 Central Heat, Forced Air, Gas** Cool Zones: **3 Central Air**
 Parking Spaces: **2 Off-Street, Paved Driveway** Garage Spaces: **1 Attached, Garage Door Opener**
 Disclosures: **Community wastewater plant Additional guest parking next to Athletic Center. New Seabury Country Club is a private club and membership is required in order to use all the amenities, such as Athletic Center, Pool, Tennis, Pickleball, Beach Club, Lure and Golf Courses.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Fireplace, Ceiling - Cathedral, Flooring - Hardwood, Cable Hookup, Exterior Access, High Speed Internet Hookup, Open Floor Plan, Recessed Lighting, Vestibule
Dining Room:	1		Flooring - Hardwood, Open Floor Plan, Recessed Lighting
Family Room:	B		Closet, Flooring - Wall to Wall Carpet, Recessed Lighting
Kitchen:	1		Flooring - Hardwood, Countertops - Stone/Granite/Solid, Kitchen Island, Cabinets - Upgraded, Open Floor Plan, Recessed Lighting, Stainless Steel Appliances, Gas Stove, Lighting - Pendant
Main Bedroom:	1		Bathroom - Full, Bathroom - Double Vanity/Sink, Ceiling - Cathedral, Ceiling Fan(s), Closet - Walk-in, Flooring - Stone/Ceramic Tile, Double Vanity, Recessed Lighting
Bedroom 2:	2		Ceiling Fan(s), Closet, Flooring - Wall to Wall Carpet
Bedroom 3:	2		Ceiling Fan(s), Closet, Flooring - Wall to Wall Carpet
Bedroom 4:	B		Ceiling Fan(s), Closet, Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Lighting - Pendant
Bath 2:	2		Bathroom - Full, Bathroom - Tiled With Tub & Shower, Recessed Lighting, Lighting - Pendant
Bath 3:	B		Bathroom - Full, Bathroom - With Shower Stall, Countertops - Stone/Granite/Solid, Recessed Lighting, Lighting - Pendant
Laundry:	1		Closet/Cabinets - Custom Built
Media Room:	B		Closet, Flooring - Wall to Wall Carpet, Recessed Lighting

Features

Other Property Info

Appliances: **Range, Wall Oven, Dishwasher, Microwave, Refrigerator, Refrigerator - Wine Storage, Washer / Dryer Combo, Vent Hood, Water Softener**

Area Amenities: **Shopping, Swimming Pool, Tennis Court, Walk/Jog Trails, Golf Course, Medical Facility, Bike Path, Highway Access, House of Worship, Public School**

Basement: **Yes Full, Finished, Bulkhead**

Beach: **Yes Ocean**

Beach Ownership: **Private**

Beach - Miles to: **1/2 to 1 Mile**

Construction: **Frame**

Electric: **200 Amps**

Exterior: **Clapboard, Shingles**

Exterior Features: **Porch, Patio, Professional Landscaping, Sprinkler System, Screens**

Flooring: **Tile, Wall to Wall Carpet, Hardwood**

Foundation Size:

Foundation Description: **Poured Concrete**

Hot Water: **Natural Gas, Tank**

Insulation: **Full**

Interior Features: **Security System, Cable Available, Wired for Surround Sound**

Lot Description: **Paved Drive, Level**

Road Type: **Private, Paved, Privately Maint.**

Roof Material: **Asphalt/Fiberglass Shingles**

Sewer Utilities: **Private Sewerage, Other (See Remarks) - Title 5: Certificate of Compliance**

Utility Connections: **for Gas Range, for Electric Dryer, Washer Hookup**

Water Utilities: **City/Town Water**

Waterfront: **No**

Disclosure Declaration: **No**

Exclusions:

Home Own Assn: **Yes** HOA Fee: **\$1,748 Quarterly**

HOA Mandatory: **Yes**

Lead Paint: **Unknown**

UFFI: Warranty Features:

Year Built: **2020** Source: **Public Record**

Year Built Description: **Actual**

Year Round:

Short Sale w/Lndr. App. Req: **No**

Lender Owned: **No**

Tax Information

Pin #: **M:116 B:201 L:0**

Assessed: **\$1,263,000**

Tax: **\$8,361** Tax Year: **2025**

Book: **0** Page: **0**

Cert: **000001433352**

Zoning Code: **R3**

Map: **116** Block: **201** Lot: **0**

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