

PROVINCETOWN – STUDS TO SHINGLES

A DEVELOPMENT AND CONSTRUCTION REVIEW OF THE LAST SIX MONTHS



“Hopefully, during these challenging times, you are all staying well. I thought I’d send this off to help keep you connected to this wonderful small town we all love so much.

This post is a compilation of my favorite “Studs to Shingles” blog entries of the past few months. I have selected the most interesting projects – some are completed, some are mid-construction and others are in the early stages of construction.

What I love in so many of these projects is the quality of buildings that are going up.

Many are replacing wonderful older houses, but doing so with attention and respect to the past and with quality materials and thoughtful siting – all by incredible tradespeople.

6 Atwood Avenue and 199 Bradford Street being terrific examples.

Before and after pictures are so intriguing too. Sometimes projects look very similar to the original, other times you wouldn’t recognize the buildings except that they have the same address.

72A Commercial Street and 44 Franklin are great examples.

These projects represent the broad range of building and development happening in Provincetown. The diversity of style and location speaks to the heightened level of real estate choices in town.

As we look to the upcoming 2020 season, I hope to see you in town. In the meantime, you can follow my posts on my blog – jongoode.com – for ongoing updates.” **JON**

HERE ARE SOME OF MY FAVORITES



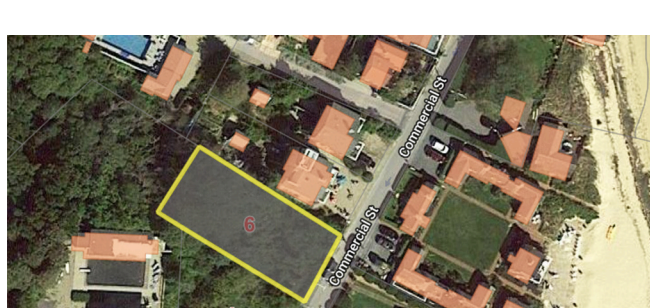
6 ATWOOD AVENUE

6 Atwood Avenue is an iconic West End property. It sold in 2016 for \$1.420M. The current owners have just completed one of the best renovations of its kind in the West End. It is a very special property nestled into the fabric of the Atwood Avenue neighborhood.



6 COMMERCIAL STREET

6 Commercial Street was a rare buildable lot in the West End just yards from the water across from The Provincetown Inn. It sold for \$610K in March of 2019. A beautiful house has been built on the lot and is close to being finished.



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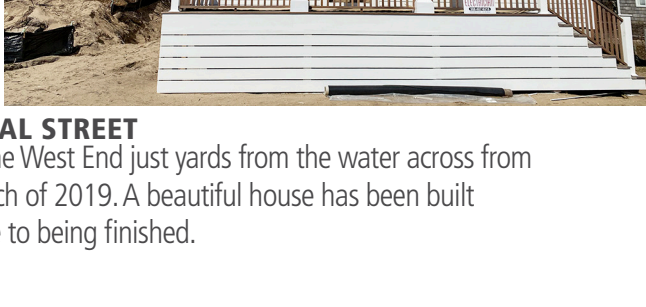
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28 COTTAGE STREET

28 Cottage Street is a four-family house that sold in February of 2018 for \$1.250M. It has been developed into four two-bedroom condos. Three have sold and one remains available. Units #1 and #3 have sold for \$605K and \$687K and #1 is under contract. All are two-bedroom, two bath units with smart design and amenities.



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509 COMMERCIAL STREET

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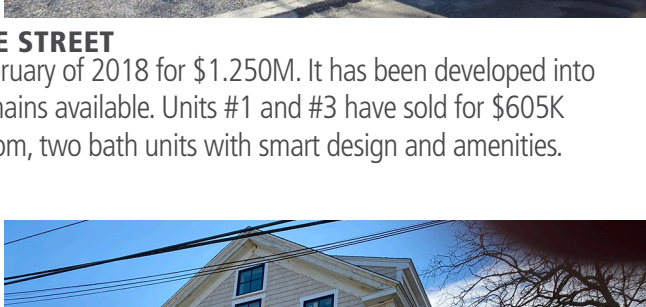
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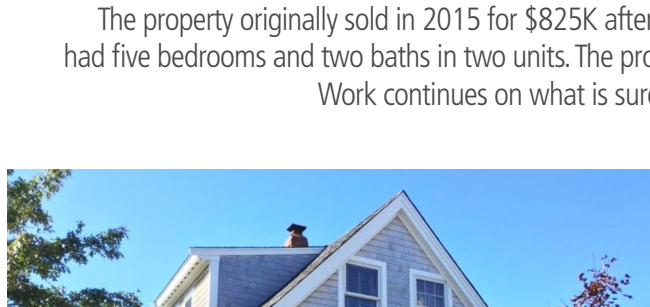
294 BRADFORD STREET

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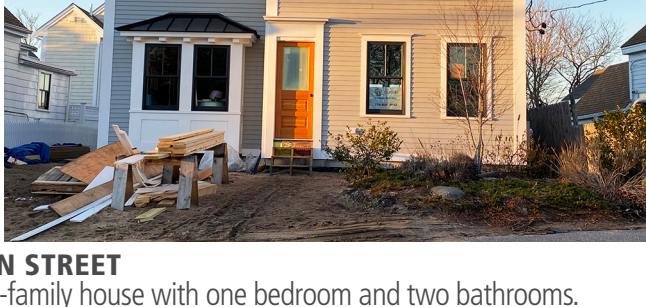
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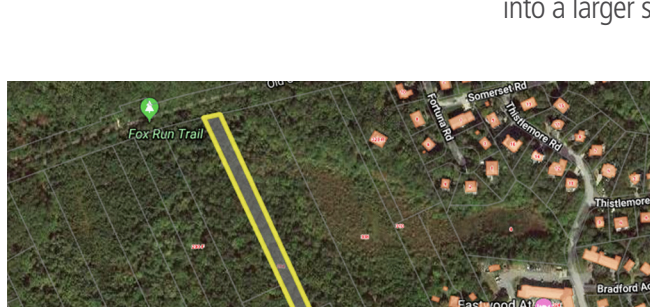
21 PILGRIM HEIGHTS ROAD

21 Pilgrim Heights Road is a beautiful sight, water-view lot that sold in 2017 for \$1.1M. It is an L shaped parcel wider at the water-view side. They are building a strikingly modern, three-volume home with beautiful water views. It is impressive and I can’t wait to see the finished product.



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8 BRADFORD STREET

8 Bradford Street is a five-bedroom building with 2,108 square feet. It was listed for sale at \$599K and sold for \$650K. A complete renovation is in progress. The house is being raised to put in a full foundation. I’ll keep you up to date as to its final iteration as work progresses.



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14 THISTLEMORE ROAD

14 Thistlemore Road is a four-bedroom, three bath single-family home with 2,630 square feet in the East End neighborhood of Somerset Heights. It sold in October 2018 for \$1.040M having been listed for \$1.299M. As you can see it is being renovated to the studs and will be a great water-view house when completed.



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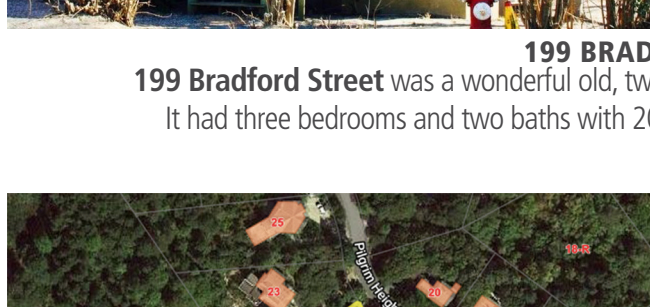
6 PLEASANT STREET

6 Pleasant Street sold in November 2018 for \$750,000. Work began almost immediately and without any noticeable change to volume or footprint. Look at it now! It has retained its original size and perhaps added half a floor on top. It has not officially been listed for sale yet, but is rumored that when it is, it will be somewhere above \$1.5M.



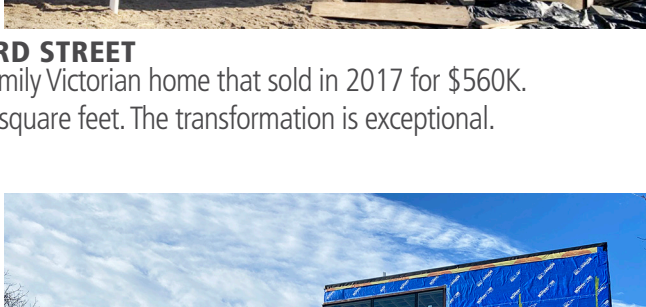
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122 COMMERCIAL STREET

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72A COMMERCIAL STREET

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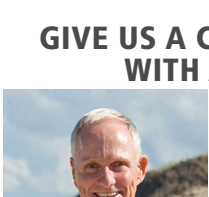
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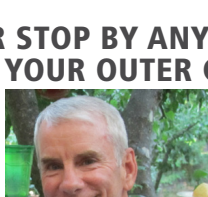
HOW COOL WAS ALL OF THAT?

“I hope you found this post interesting and informative – it really was a lot of fun for me to put this together. As I mentioned, this is a compilation of jongoode.com posts where you’ll find more articles about new listings, sales of interest, market stats and other intriguing information that will help satisfy your real estate curiosity and keep you connected to our wonderful village!” **JON**

GIVE US A CALL OR STOP BY ANYTIME – WE’D LOVE TO HELP YOU WITH ALL OF YOUR OUTER CAPE REAL ESTATE GOALS.



JON GOODE
C 617.512.8565
E jon@beachfront-realty.com
B jongoode.com



BILL FARMER
C 617.823.2444
E bill@beachfront-realty.com



BEACHFRONT REALTY

148 Commercial Street, Provincetown, MA 02657
O 508.487.1397
W beachfront-realty.com