



Ask the Realtor: What's an Easement?

In its simplest terms, an easement is the right to enter or use property that you do not own.

Easements are typically granted to utility companies and cable companies for running power lines, or cables over your property.

Easements can also be granted to individuals or groups of individuals for access to the piece of land in question. For example: A group of neighbors have a shared driveway that is used to access the main road from their homes. All of the owners would have an easement that allows them to pass and repass over the shared driveway to get to their homes or the main street. This type of easement would transfer with any of the homes if they were sold. It is documented via a legal document (such as a deed). This type of easement is called an Easement Appurtenant.

You may also have personal easement. Let's say you allow a specific individual to walk through your back yard to access the lake behind your house. This type of easement does not transfer with the home when you sell it. It is called an Easement In Gross.

When looking to purchase a home, all easements should be called out by the listing Agent. They also will be uncovered during a title search.

Beaches

There's no doubt, Massachusetts has the best beaches. But which one to go to? Have no fear, I've selected a few for you to visit.

Crane Beach, Ipswich, known for its size and miles of trails. It is also home to nesting sites for the protected piping plover. Complete with bath houses and a store, this beach has it all.

Revere Beach, Revere, is America's first public beach since 1895. It is host to many events including sand sculpting, arts festival and a fall festival. Great for surfing and water sports.

Duxbury Beach, Duxbury. Want to do some clamming? After enjoying your time in the sun, you can do some old fashioned clamming on this beach, but don't forget to get a permit. The beach also allows dog walking and horseback riding, with a permit.

Onset Beach, Wareham. Avoid the bridge to the cape and head on over to Onset beach. A popular family bay beach with warm water and little to no waves for kids. Expect crowds during hot summer days, but some evenings the bandstand hosts summer events.

Veterans Park Beach, Hyannis. This beach is located by the John F. Kennedy Memorial and the Korean War Memorial at Veteran's Park. Besides relaxing in the sun, it has picnic tables and a snack bar. If you are out sightseeing in Hyannis, stop by for a picnic lunch.

West Dennis Beach, West Dennis. Spanning more than a mile of shoreline, this beach has a great breeze for wind surfing or kite flying. There is parking available for more than 100 cars but keep in mind, the east-end lot is only for residents.

If you are considering buying or selling, let's work together and make it a reality.

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