

**Price: \$1,795,000    Address: 3 North Avenue    Area: Brant Point    Owner: Bushby**

Type: Single Family      Status: Available  
 Map/Parcel: 4244/17      Lot #: A  
 Zoning: LC                  Lot Size (SF): 40,946  
 Deed: C14362              Lot Size (A): 0.9400  
 Wtr Frontage: None              Plan: 10552-A  
 Water View: None              Water: Town  
 Other View: Pastoral              Sewer: Town  
 Year Built: 1915              Rooms: 10  
 Remodeled:                  Beds/Baths: 8/3.5  
 Furnished: Un-Furnished  
 Second Dwelling: None



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Turn of the century barn in the heart of Brant Point. Secluded on a private acre of land. Fifty foot plus great room with oversized fireplace and ample space to renovate this very special property.

**Basement:** None

**1st Floor:** Enter through sliding barn doors into an expansive living room with high ceilings and fireplace. The living room continues into the dining room and flows into the renovated kitchen with breakfast room/eating area. First floor features also include 1 bedroom, full bath and den

**2nd Floor:** Master bedroom with balcony overlooking living room. Two shared full baths with tub. Six bedrooms. Outdoor rear access to second floor

Building Information

First Floor Bedrooms: 1  
 Heating: None  
 Fireplaces: Yes - sealed  
 Floors: Wood  
 Yard: Large  
 Parking: Yes  
 Foundation: Concrete  
 Lead Paint: Unknown  
 Recreation and Outdoor Garden Spaces:

Appliances and Other Amenities

Stove: Yes  
 Refrigerator: Yes  
 Dishwasher: Yes  
 Washer: Yes  
 Dryer: Yes  
 Tv Service: Cable  
 Amenities: Outdoor Shower

Taxes and Fees

Assessment Year: 2009  
 Building Assessment: \$733,700  
 Land Assessment: \$1,567,800  
 Total Assessment: \$2,301,500  
 Estimated Taxes: \$8,239

Condo Fees: \$0  
 Condo Fees Include:

Easements

See Deed

Other Comments

None

