

**Price: \$930,000    Address: 6 West Way    Area: Fishers Landing    Owner: Ranney**

Type: Single Family    Status: Available  
 Map/Parcel: 0038/0134    Lot #: 55  
 Zoning: LUG2    Lot Size (SF): 11,327  
 Deed: 20175    Lot Size (A): 0.2600  
 Wtr Frontage: None    Plan: 15400B  
 Water View: None    Water: Town  
 Other View: None    Sewer: Septic  
 Year Built: 1998    Rooms: 7  
 Remodeled:    Beds/Baths: 6/4.5  
 Furnished: Un-Furnished  
 Second Dwelling: Existing



Colonial style 4 BR, 3 BA home with 2 BR cottage in Fishers Landing. Just a short trip to lovely North Shore beaches and preserved open space. Access to Fisher's Landing tennis courts, parking for resident boats and deeded rights over a conservation path to the beach.

**Basement:** Full, unfinished basement.

**1st Floor:** entry; Living Room with stone fireplace; open Kitchen/Dining Area with door to deck and back yard; Den/Bedroom; Laundry Room with full Bath(Tub/Shower) and door to side yard.

**2nd Floor:** 2 Guest Bedrooms; hall Bath(Tub/Shower); Master Bedroom with private Bath(Tub/Shower) and walk-in closet.

**Second Dwelling:** First Fl: 1/2 Bath; Kitchen/Dining Are with door to patio; Second Fl: Sitting Area/Living Room; 2 Bedrooms; hall Bath (Tub/Shower).

Building Information

First Floor Bedrooms: 0  
 Heating: Gas\FHA  
 Fireplaces: 1  
 Floors: Pergo/Carpet/Vinyl  
 Yard: Yes  
 Parking: Yes  
 Foundation: Block  
 Lead Paint: No  
 Recreation and Outdoor Spaces: Deck, Porch, Community Tennis Court

Appliances and Other Amenities

Stove: Two  
 Refrigerator: Two  
 Dishwasher: Two  
 Washer: Two  
 Dryer: Two  
 Tv Service: Cable  
 Amenities: Insulation, Irrigation

Taxes and Fees

Assessment Year: 2011  
 Building Assessment: \$759,900  
 Land Assessment: \$869,300  
 Total Assessment: \$1,629,200  
 Estimated Taxes: \$5,833

Condo Fees: \$0  
 Condo Fees Include:

Easements

Recent septic inspection (2007) indicates that septic meets health department's most recent groundwater separation regs. Listing agent is related to seller. Seller is a licensed Massachusetts Sales person. Homeowner's Assn fee: \$400 per year.

Other Comments

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