

Price: \$995,000 Address: 1 Austin Farm Drive Area: Hummock Pond Owner: Pearl

Type: Single Family Status: Available
 Map/Parcel: 56/386 Lot #: 12
 Zoning: R-20 Lot Size (SF): 40,048
 Deed: Bk 365 P 72 Lot Size (A): 0.9200
 Wtr Frontage: None Plan: FL 20 C
 Water View: None Water: Well
 Other View: Pastoral Sewer: Septic
 Year Built: 1991 Rooms: 9
 Remodeled: Beds/Baths: 3/2
 Furnished: Un-Furnished
 Second Dwelling: None



On the way to Cisco! An ideal location for summer or year round living. This custom built, cape style home offers 3 bedrooms, 2 baths, an inviting living area with cathedral ceiling and fireplace and an attached garage. Almost an acre of land and room to expand.

Basement: Crawl space accessed from outside with furnace and water heater.

1st Floor: Covered Porch front entrance opens into a foyer. Spacious livingroom with a cathedral ceiling and brick front fireplace, formal dining room, large kitchen with a center island, plenty of cabinets, sunny breakfast area and French doors to a private back deck and yard. Large laundry room with sink, pantry, side door entrance and access to a 2 car garage. Short hallway with 2 closets and a 1st floor bedroom with hall bathroom (shower).

2nd Floor: Master bedroom at right of stairs with a walk-in closet and private bathroom with a footed soaking tub and separate shower. Second Bedroom across the hall.

Other Structures: There is a large potting shed

Building Information

First Floor Bedrooms: 1
 Heating: Other
 Fireplaces: Wood burning in Living room
 Floors: Pine, carpet and tile
 Yard: Very large both in front and rear
 Parking: Yes
 Foundation: Block
 Lead Paint: No
 Recreation and Outdoor Deck
 Spaces:

Appliances and Other Amenities

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

Taxes and Fees

Assessment Year: 2009
 Building Assessment: \$402,900
 Land Assessment: \$657,100
 Total Assessment: \$1,060,000
 Estimated Taxes: \$1,110

Condo Fees: \$0
 Condo Fees Include:

Easements

Austin Farm Protective Covenants and Deed restrictions. Single family dwellings only. Wood shingle roofs required.

Other Comments

None



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Livingroom



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Livingroom



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View of fireplace & built-ins



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View from the staircase



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Center Island in Kitchen



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Breakfast room open to kitchen



www.linknantucket.com
Formal Dining Room



www.linknantucket.com
1st Floor Bedroom



www.linknantucket.com
Laundry room with exit to front yard



www.linknantucket.com
Laundry room with door to garage



www.linknantucket.com
2nd Floor Landing



www.linknantucket.com
Guest Bedroom on 2nd Floor



www.linknantucket.com
Master Bedroom



www.linknantucket.com
View from back yard



www.linknantucket.com
Shed



Entrance Foyer



Short hallway to 1st floor Bedroom



1st Floor Bathroom with Shower



Private Master Bath with footed tub & shower