

Price: \$995,000 Address: 1 Bluebird Lane Area: Naushop Owner: Goode

Type: Single Family Status: Available
 Map/Parcel: 68/640 Lot #: 344
 Zoning: R5 Lot Size (SF): 6,740
 Deed: C0020883 Lot Size (A): 0.1300
 Wtr Frontage: None Plan: 16514
 Water View: None Water: Town
 Other View: None Sewer: Town
 Year Built: 2003 Rooms: 10
 Remodeled: Beds/Baths: 5/4.5
 Furnished: Un-Furnished
 Second Dwelling: None



Custom designed Naushop home. Great floor plan with ample space for family activities. There are four finished floors. The lower level is an ideal space for children to play and there is a full bath. The spacious backyard is well suited for BBQs and leisure time. The access to the heated pool and tennis courts make this a perfect summer retreat or year round home.

Basement: Finished basement has a full bath and two sitting rooms. There is a recreation area for the children to play. The floors are carpeted and have radiant heat. There are private exterior stairs to the side yard.

1st Floor: Private office and a half bath located off the front hall. The living room has a gas fireplace and a built-in cabinet for the television. French doors lead you to the dining room. The chef's kitchen has black granite counters and a large walk-in pantry. all the appliances are stainless steel. There is a mud room with abundant natural light and slate tiled floor. The master bedroom has a cathedral ceiling, private bath and French doors to the patio.

2nd Floor: There are three spacious bedrooms and two full bathrooms. One of the bedrooms has a large walk-in closet with built-ins.

3rd Floor: The finished third floor is set up as the fifth spacious bedroom.

Other Structures: NA

Building Information

First Floor Bedrooms: 1
 Heating: Gas\FHA
 Fireplaces: 1
 Floors: Wide Pine
 Yard: Yes
 Parking: Yes
 Foundation: Poured
 Lead Paint: No
 Recreation and Outdoor: Deck, Garden, Patio, Community Pool,
 Spaces: Community Tennis Court

Appliances and Other Amenities

Stove: Gas
 Refrigerator: Yes
 Dishwasher: Yes
 Washer: Yes - 2
 Dryer: Yes - 2
 Tv Service: Cable
 Amenities: Insulation, Irrigation

Taxes and Fees

Assessment Year: 2011
 Building Assessment: \$581,100
 Land Assessment: \$332,400
 Total Assessment: \$913,500
 Estimated Taxes: \$3,079

Condo Fees: \$0
 Condo Fees Include: 0

Easements

Naushop Restrictions. Annual fee approx. \$2000 which covers pool,two tennis courts and club house. Seller reserves the right to remove from the market at any time. Quarter board not included.

Other Comments

None



