

**Price: \$2,200,000    Address: 15 Laurretta Lane    Area: Pocomo    Owner: Irvine**

Type: Single Family      Status: Available  
 Map/Parcel: 14/10.1      Lot #: 52  
 Zoning: LUG3      Lot Size (SF): 74,052  
 Deed: 23314      Lot Size (A): 1.7000  
 Wtr Frontage: Harborfront      Plan: 16220-Q  
 Water View: Harbor      Water: Well  
 Other View: Pastoral      Sewer: Septic  
 Year Built: 1970      Rooms: 3  
 Remodeled:      Beds/Baths: 2/1  
 Furnished: Un-Furnished  
 Second Dwelling: None



Upper harbor front property on 1.7 acres with spectacular views in all directions. Unique design with two bedrooms, one bath pied a-terre with steps to the beach. Expansion possibilities with ground cover of approximately 1400 square feet with two bedroom septic and approved HDC plans for new dwelling. Large open kitchen living/dining area with a wall of windows for optimum views. Two bedrooms, one bath. Deck area and ample parking area.

1st Floor: Open living room/dining with panoramic harbor views and kitchen. Two bedrooms and one bath. Laundry room.

Building Information

First Floor Bedrooms: 2  
 Heating: Electric  
 Fireplaces: None  
 Floors: Hardwood  
 Yard: Yes  
 Parking: Yes  
 Foundation: CB  
 Lead Paint: Unknown  
 Recreation and Outdoor Deck, Garden  
 Spaces:

Appliances and Other Amenities

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

Taxes and Fees

Assessment Year: 2010  
 Building Assessment: \$159,800  
 Land Assessment: \$3,920,800  
 Total Assessment: \$4,080,600  
 Estimated Taxes: \$14,608

Easements

See Deed

Other Comments

None

Condo Fees: \$0  
 Condo Fees Include:





