

Price: \$695,000 Address: 2 Luff Road Area: Mid Island Owner: Kisch & Titley, Trustees

Type: Single Family Status: Available
 Map/Parcel: 66/359 Lot #: 91
 Zoning: R10/SR10 Lot Size (SF): 14,792
 Deed: C17655 Lot Size (A): 0.3400
 Wtr Frontage: None Plan: LC 13554 E
 Water View: None Water: Town
 Other View: Residential Sewer: Septic
 Year Built: 1988 Rooms: 5
 Remodeled: Beds/Baths: 3/2
 Furnished: Partially Furnished
 Second Dwelling: None



Located in the Pine Valley neighborhood, this modern home with beautifully landscaped grounds is just right for year around living or as a wonderful low maintenance second home. The covered front porch and rear deck are perfect for outdoor living and entertaining. Carefully planned berms and mature landscaping create a sense of privacy around the house. Large rear yard has a potting/storage shed for your out of season gear.

Basement: Crawl space accessed from interior.

1st Floor: Foyer opens to large open living room with wood burning fireplace and dining area with door to private rear deck, nice kitchen with sliders to deck; twin bedroom with cathedral ceiling; full bath (shower) and separate laundry room.

2nd Floor: Master bedroom with cathedral ceiling and full bath ensuite (T/S); second guest bedroom also with cathedral ceiling.

3rd Floor: N/A

Other Structures: Shed next to rear deck.

Second Dwelling: None

Building Information

First Floor Bedrooms: 1
 Heating: Electric
 Fireplaces: One wood burning
 Floors: Pine and tile
 Yard: Large front and side
 Parking: Two cars
 Foundation: Block
 Lead Paint: No
 Recreation and Outdoor: Deck, Porch
 Spaces:

Appliances and Other Amenities

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

Taxes and Fees

Assessment Year: 2011
 Building Assessment: \$281,500
 Land Assessment: \$387,400
 Total Assessment: \$668,900
 Estimated Taxes: \$2,395

Condo Fees: \$0
 Condo Fees Include:

Easements

30' conservation easement along north boundary

Other Comments

None



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Private Deck



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Living Room



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Living Room



www.linknantucket.com

Living Room Fireplace



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Dining Area



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Kitchen with Door to Deck



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Kitchen



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First Floor Bedroom



www.linknantucket.com
First Floor Bedroom



www.linknantucket.com
Bath First Floor



www.linknantucket.com
Master Bedroom



www.linknantucket.com
Second Floor Guest Bedroom



www.linknantucket.com
Detached Shed



www.linknantucket.com
Stairs to Second Floor



www.linknantucket.com
Master Bath