

Penny Dey 508-221-0801

Price: \$989,000 Address: 6 Weweeder Avenue Area: Surfside **Owner: Brandt**

Type: Single Family Status: Available

Map/Parcel: 80/102.1 Lot #: 5

> Zoning: LUG1 Lot Size (SF): 54,450

Deed: B. 207, P. Lot Size (A): 1.2500

114

Wtr Frontage: None Plan: B. 22, P. 17

Water View: None Water: Well Other View: Woods Sewer: Septic

Year Built: 1984 Rooms: 5 Remodeled: Beds/Baths: 3/2

Furnished: Furnished Second Dwelling: Potential



Private beach house located only 3/10th of a mile from Surfside Beach. Over an acre of land with plenty of expansion potential for an addition, garage or a 2nd dwelling (approvals required). Ideal vacation home or investment property. The Owners are currently in the process of purchasing an additional 10,000 sf of land from the Town for this property. This will be confirmed by late summer. Property is being sold furnished.

1st Floor: Covered front porch entrance opens into a sizable kitchen with dining area, built-in desk & updated appliances. A short hallway leads past the staircase to an open living/dining room with a brick fireplace and sliding glass doors that open onto a deck with the outdoor shower, a step down to the stone patio. Adjacent to the kitchen, a full size washer & dryer are enclosed in the laundry closet and a 2nd short hallway leads to the master bedroom with three closets and a cathedral ceiling. A full bathroom with a shower is located in the hall next to a 2nd exit out to the deck.

2nd Floor: Two bedrooms with cathedral ceilings and ceiling fans share a full, hall bathroom with a tub and shower and skylight.

Building Information

First Floor Bedrooms: 1 Heating: Electric Fireplaces: Yes Floors: Pine Yard: Landscaped

Parking: 4

Foundation: Cement Block

Lead Paint: No

Recreation and Outdoor Deck, Patio, Porch

Spaces:

Taxes and Fees

Assessment Year: 2011 Building Assessment: \$259,400 Land Assessment: \$852,400 Total Assessment: \$1,111,800 Estimated Taxes: \$3,980

Condo Fees: \$0 Condo Fees Include:

Appliances and Other Amenities

Stove: Viking Electric Refrigerator: Amana Dishwasher: Bosch Washer: Whirlpool Dryer: Whirlpool Tv Service: Cable

Amenitites: Insulation, Irrigation, Outdoor Shower

Easements

Recently re-zoned to 1 acre. Variance for set back from property line.

Other Comments

None











Turn around













Back Yard







Kitchen with updated appliances



Dining area in the kitchen



Living room



Wood burning Fireplace in Living area



Dining area with sliders to the deck



Master Bedroom 1st floor





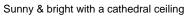
Plenty of closets in the Master Bedroom



Bedroom #2 on 2nd floor









Bedroom #3







Bathroom with shower



Short hall to the deck



Shared bathroom with tub & shower