

Price: \$1,450,000 Address: 40A & B Union Street # 1 & 4 Area: Town Owner: Aamodt

Type: Condo Status: Available
 Map/Parcel: 4232/89.4 Lot #: Units 1 and 4
 Zoning: ROH/SOH Lot Size (SF): 6,133
 Deed: 919/229 and 919/231 Lot Size (A): 0.0000
 Wtr Frontage: None Plan: Plan File 40
 Water View: None Water: Town
 Other View: Distant Harbor Sewer: Town
 Year Built: 1860 Rooms: 9
 Remodeled: 1992 Beds/Baths: 5/4
 Furnished: Furnished
 Second Dwelling: None



Two separate condominiums which could remain as is or be converted back to single family, Greek Revival home. Both units have a large deck in the rear of the building with second floor harbor views. The entire building was renovated in 1992. Excellent rental history with total rental income in excess of \$100,000 per year. Two parking spaces. Property being offered furnished, turn key.

Basement: Yes

1st Floor: First floor Condominium: Large open living/dining area with fireplace; kitchen with peninsula; two bedrooms; two full baths; deck.

2nd Floor: Second floor Condominium: Large open living/dining area with fireplace; kitchen with peninsula; two bedrooms; two full baths; loft/ third bedroom accessible via ship's ladder; deck.

Other Structures: Partial

Building Information

First Floor Bedrooms: 2
 Heating: Gas\FHA
 Fireplaces: 1
 Floors: wood
 Yard: Yes
 Parking: yes - two
 Foundation: brick
 Lead Paint: Unknown
 Recreation and Outdoor Deck
 Spaces:

Appliances and Other Amenities

Stove: gas
 Refrigerator: yes
 Dishwasher: yes
 Washer: yes
 Dryer: gas
 Tv Service: Cable
 Amenities: None

Taxes and Fees

Assessment Year: 2010
 Building Assessment: \$1,718,600
 Land Assessment: \$0
 Total Assessment: \$1,718,600
 Estimated Taxes: \$5,173

Condo Fees: \$0
 Condo Fees Include:

Easements

Individual condominium ownership.

Other Comments

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