

**Price: \$1,780,500    Address: 18 Madequecham Valley Road    Area: Madequecham    Owner: 18 Madequecham Valley Road NT**

Type: Single Family      Status: Available  
 Map/Parcel: 89/15      Lot #: 5  
 Zoning: LUG3      Lot Size (SF): 91,040  
 Deed: 21133      Lot Size (A): 2.0900  
 Wtr Frontage: Oceanfront      Plan: 14990-E  
 Water View: Ocean      Water: Well  
 Other View: None      Sewer: Septic  
 Year Built: 1969      Rooms: 5  
 Remodeled: 1987      Beds/Baths: 2/1.5  
 Furnished: Furnished  
 Second Dwelling: None



Two bedroom, one and a half bath summer cottage with loft area, two decks and an outdoor shower features 200' of private oceanfront beach with private stairs on the south shore at Madequecham. Room for expansion on the property. Enjoy the natural beauty of your own beach, fish, swim, relax and watch the moon rise over the ocean from this great island retreat.

1st Floor: Open living room, dining area, kitchen. One and 1/2 bathrooms. Loft area. Two bedrooms.

Building Information

First Floor Bedrooms: 2  
 Heating: None  
 Fireplaces: Gas woodstove  
 Floors: Wood, Carpet, Vinyl  
 Yard: Yes  
 Parking: Yes  
 Foundation: Piers  
 Lead Paint: Unknown  
 Recreation and Outdoor Deck  
 Spaces:

Appliances and Other Amenities

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

Taxes and Fees

Assessment Year: 2011  
 Building Assessment: \$181,200  
 Land Assessment: \$1,599,300  
 Total Assessment: \$1,780,500  
 Estimated Taxes: \$6,374

Condo Fees: \$0  
 Condo Fees Include:

Easements

Refer to deed.

Other Comments

Property is being sold mostly furnished (inventory to be provided at time of offer). Property consists of 200 foot wide oceanfront property in an area that has shown coastal erosion over the years. NB: Town assessor shows property area as 2.9 acres. May, 2011 survey shows area as 2.09 (builder's) acres (83,986 sq ft) to mean high water line, with 1.8 (builder's) acres 72,275 sq ft) of upland (to the top of the bank).

