

Price: \$2,895,000 Address: 268 Polpis Road Area: Polpis Owner: Livingston

Type: Single Family *Status:* Available
Map/Parcel: 25/29 *Lot #:* 7
Zoning: LUG3 *Lot Size (SF):* 139,650
Deed: C20385 *Lot Size (A):* 3.0900
Wtr Frontage: None *Plan:* 10192-G
Water View: None *Water:* Well
Other View: Woods *Sewer:* Septic
Year Built: 1890 *Rooms:* 10
Remodeled: *Beds/Baths:* 5/4.5
Furnished: Un-Furnished
Second Dwelling: Potential



This Polpis compound is a garden lovers dream. 3+ acres of gardens and paths through your own private forest. Four outbuildings include a one bedroom cottage with fireplace, another one bedroom cottage, oversized two car garage with storage above and a converted horse barn/office with a fireplace, AC and an attached greenhouse. The main house known as the "Polpis School House" has been completely updated and modernized with central AC, new kitchen and baths, yet retains much of its original detail and history. Numerous outdoor entertaining areas including a second floor deck overlooking the private back yard and gardens, with a peek of Polpis Harbor. Must be seen to appreciate.

Basement: Small plus crawl.

1st Floor: Original entry foyer; sitting room with fireplace; large, cathedral living room, opens to patio/garden; large dining room with fireplace, opens to patio and magnificent screened porch, overlooking wonderful gardens and property; completely renovated kitchen and breakfast room with top of the line appliances; large mudroom with stone floor and kitchen office; laundry room; furnace room.

2nd Floor: Master suite with full bath, beautiful roof deck, overlooking gardens and property and rear staircase to screened porch; two bedrooms with shared tile bath with shower.

Other Structures: Two, rose-covered cottages, one larger with full bath and fireplace and the other a children's bunk house with full bath.

Second Dwelling: Third outbuilding, formerly a horse barn is accessed by a path through the garden and is currently used as an office with fireplace, half bath, storage room and attached greenhouse.

Building Information

First Floor Bedrooms: 0
Heating: Oil\FHW
Fireplaces: Three
Floors: Pine
Yard: Yes
Parking: Yes
Foundation: Concrete & Rock
Lead Paint: Unknown
Recreation and Outdoor Spaces: Garden, Patio

Appliances and Other Amenities

Stove: Gas
Refrigerator: Sub Zero
Dishwasher: Yes
Washer: Yes
Dryer: Gas
Tv Service: Cable
Amenities: Alarm, Central A/C, Irrigation, Outdoor Shower

Taxes and Fees

Assessment Year: 2010
Building Assessment: \$1,089,700
Land Assessment: \$1,187,400
Total Assessment: \$2,277,100
Estimated Taxes: \$8,152

Easements

None Known

Other Comments

None

Condo Fees: \$0
Condo Fees Include:







