

**Price: \$2,595,000    Address: 6 Rays Court    Area: Town    Owner: Six Ray's Court RT**

Type: Single Family      Status: Available  
 Map/Parcel: 42.3.2/2      Lot #: 0  
 Zoning: ROH/SOH      Lot Size (SF): 9,380  
 Deed: 673/332      Lot Size (A): 0.2100  
 Wtr Frontage: None      Plan: Bk13 P43  
 Water View: None      Water: Town  
 Other View: Residential      Sewer: Town  
 Year Built: 1820      Rooms: 9  
 Remodeled: 1983      Beds/Baths: 3/2.5  
 Furnished: Un-Furnished  
 Second Dwelling: None



A unique historic structure, sited on an oversized lot in the residential old historic district, Six Ray's Court features seclusion and wonderful outdoor space yet is located just steps from Fair and Main Streets. For over fifty years this property has been an antique shop with a large three bedroom, two bathroom apartment on the second floor. The downstairs rooms are spacious and offer a tremendous opportunity to convert into a large residence.

**Basement:** Butter Cellar. Houses furnace.

**1st Floor:** There are a total of eight large rooms on the first floor. Entering the front door, there is a large great room with a smaller room on the Rays Court side, adjacent to these rooms is a one story workshop (with two separate work areas). There are three more generous sized rooms plus living room space (with fireplace) with a door to the patio and garden area as well as a half bathroom. Stairs to the second floor are found in the front and rear rooms.

**2nd Floor:** A living area with a fireplace. Galley kitchen with eat-in nook. Laundry area with a full size washer and dryer. Bedroom with ensuite bathroom and two bedrooms which share a hall bath.

Building Information

First Floor Bedrooms: 0  
 Heating: Oil\FHW  
 Fireplaces: Yes  
 Floors: Linoleum and Wood  
 Yard: Yes  
 Parking: Yes  
 Foundation: Piers/Butter Cellar  
 Lead Paint: Unknown  
 Recreation and Outdoor Spaces: Patio

Appliances and Other Amenities

Stove: Electric  
 Refrigerator: Yes  
 Dishwasher: Yes  
 Washer: Yes  
 Dryer: Yes  
 Tv Service: Cable  
 Amenities: None

Taxes and Fees

Assessment Year: 2010  
 Building Assessment: \$798,900  
 Land Assessment: \$1,242,000  
 Total Assessment: \$2,040,900  
 Estimated Taxes: \$10,443

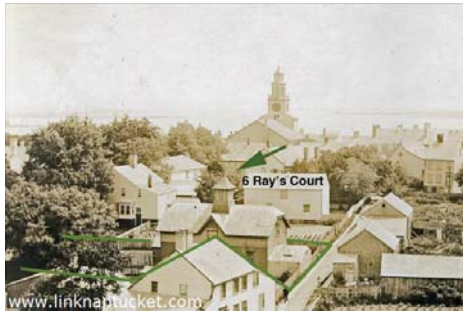
Condo Fees: \$0  
 Condo Fees Include:

Easements

Refer to Bk565 P254.

Other Comments

Property is subject to a 15 day refusal period. In the event the right of refusal (ROFR) is exercised, there will be no compensation to the buyer's broker of the client who presented the offer that triggered the ROFR or to the buyer's broker of the person exercising their ROFR. The listing broker, Era Sylvia, is related to seller. The use of the building as an antique shop is a pre-existing, non-conforming use of an ROH property. To continue as a commercial entity, buyer should consult with an attorney.



This photo was taken circa 1890-1900, courtesy of the NHA



Fabulous light pours in these windows



This path leads to the gate at 5 Judith Chase Lane



Spacious Patio



First floor fireplace



First floor show room



Large windows throughout the first floor



Second floor fireplace



Second floor apartment, living and dining area



Eat-in nook in the kitchen



Bedroom



Located steps from Main and Fair Streets