

Price: \$1,599,300 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).





