

**Price: \$2,400,000    Address: 22 King Street    Area: Sconset    Owner: 22 King Street LLC**

Type: Single Family      Status: Available  
 Map/Parcel: 7342/71      Lot #: 0  
 Zoning: R1/SR1      Lot Size (SF): 3,317  
 Deed: 1011/237      Lot Size (A): 0.0700  
 Wtr Frontage: None      Plan: 56-N  
 Water View: None      Water: Town  
 Other View: None      Sewer: Town  
 Year Built: 1955      Rooms: 9  
 Remodeled: 2007      Beds/Baths: 5/3.5  
 Furnished: Un-Furnished  
 Second Dwelling: None



SCONSET PERFECTION - Ideally located in the heart of the Village, this custom built cottage has endless charm, nice yard, and off street parking. This home offers 5 bedrooms and 3 1/2 baths built with the utmost precision and quality. Enjoy the close proximity to the 'Sconset Casino, beach, market and restaurants.

**Basement:** Plenty of living in this light and open basement. Large den with built-in entertainment system and surround sound. Bedroom and full tiled bath. Laundry room with custom cabinetry, second refrigerator. Storage and utility room.

**1st Floor:** Open living room with Vermont Casting stove gas fireplace and custom mantel. Gourmet kitchen opens to dining room. First floor master bedroom with ensuite tiled bath. Half bath.

**2nd Floor:** Open library/den, three bedrooms and one full tiled bath. Third bedroom includes two custom built-in twins with storage and trundle.

**3rd Floor:** Plenty of storage accessed thru drop down ladder from overhead hall ceiling.

**Other Structures:** Plenty of storage accessed through drop down ladder from overhead hall ceiling.

Building Information

First Floor Bedrooms: 1  
 Heating: Gas\FHA  
 Fireplaces: Double/ gas  
 Floors: Quarter sawn heart pine  
 Yard: Yes  
 Parking: Yes  
 Foundation: Concrete  
 Lead Paint: No  
 Recreation and Outdoor: None  
 Spaces:

Appliances and Other Amenities

Stove: Viking-gas  
 Refrigerator: Sub-zero  
 Dishwasher: Sub-zero  
 Washer: GE-front  
 Dryer: GE-front  
 Tv Service: Cable  
 Amenities: None

Taxes and Fees

Assessment Year: 2011  
 Building Assessment: \$360,100  
 Land Assessment: \$597,400  
 Total Assessment: \$957,500  
 Estimated Taxes: \$3,428  
 Condo Fees: \$0  
 Condo Fees Include:

Easements

Utility Easement & Public Way Easement- see deed  
 Tax Assessments are prior to 2007 renovation

Other Comments

CUSTOM FEATURES - indoor/outdoor speaker system, programmable lighting, custom doors, exterior trim cedar and mahogany deck, full mortise locks, irrigated lawn including window boxes





