

**Price: \$1,495,000    Address: 31 Quidnet Road    Area: Quidnet    Owner: Eger**

Type: Land	Status: Available
Map/Parcel: 21/27.1	Lot #: 4
Zoning: R-20	Lot Size (SF): 65,587
Deed: -	Lot Size (A): 1.5000
Wtr Frontage: None	Plan: 36582-C
Water View: Ocean	Water: Well
Other View: Pond	Sewer: Septic



Rare offering featuring a rolling topography and wonderful views of Sesachacha Pond and the Ocean while standing on the ground! Second floor views will be spectacular! A portion of the land abuts Audubon property. Well and 4 bedroom septic installed. 4/10 of a mile to the beach!

Other Property and Parcel Info

# of Lots: 1  
 Septic #of Bedrooms:  
 Land Features: Survey, Staked & Tagged, Well in, Septic design, Septic installed, Power, Cable, Phone

Other Comments

31 Quidnet is on the right. Look for the corners which are clearly staked. There is a cut in the privet on the far right of the lot and then walk up the right lot line, following the barbed wire fence. Please be careful! Back corners and approximate side lines are staked. Call Listing Broker to meet you and your client on site.

Taxes

Assessment Year: 2012  
 Land Assessment: \$1,225,000  
 Estimated Taxes: \$4,557

Easements

None on Deed. MESA being filed.



Views while standing on the ground. Enlarge to see ocean to left of house.



Pond View between abutting homes.



Rolling topography makes for an interesting setting.



Northwesterly view toward Quidnet Road.