

**Price: \$2,795,000    Address: 5 Monomoy Road**

**Area: Monomoy**

**Owner: Warrender**

Type: Single Family      Status: Available  
 Map/Parcel: 54/136      Lot #: 28  
 Zoning: V-R      Lot Size (SF): 16,553  
 Deed: C0021064      Lot Size (A): 0.3800  
 Wtr Frontage: None      Plan: 10937-D  
 Water View: Harbor      Water: Town  
 Other View: None      Sewer: Town  
 Year Built: 2006      Rooms: 8  
 Remodeled:      Beds/Baths: 4/4.5  
 Furnished: Un-Furnished  
 Second Dwelling: Potential



This exquisite home in Monomoy has an attractive open floor plan with many custom design features. A pool has been HDC-approved. In addition, there is approximately 178 sq. ft. of ground cover remaining, which could be used to expand the existing home or to build an additional building or garage. The home has an excellent rental history and has been full for the past couple of years. With four ensuite bedrooms, a splendid backyard, superb Harbor views and two levels of decks, this is the perfect spot for relaxation or entertaining friends and family!

**Basement:** Partially finished with laundry, storage and utility areas. Nice, high 10-foot ceilings.

**1st Floor:** Beautiful entry foyer, large living room with brick fireplace, coffered ceilings and French doors leading out to a large back deck; a lot of windows provide great natural light into this space. Gourmet kitchen with granite countertops, stainless steel appliances and center island with bar seating for three - granite countertops are also used in the Butler's pantry. Formal dining room, family room and powder room.

**2nd Floor:** The landing at the top of the stairs has access out to a deck with wonderful Harbor views. Master bedroom ensuite with separate tub/shower arrangement, marble countertops and dual vanities. Three additional ensuite bedrooms as well as access to a roof walk which has spectacular views of the Harbor, Town and the Creeks.

Building Information

First Floor Bedrooms: 0  
 Heating: Gas\FHA  
 Fireplaces: Two  
 Floors: Hardwood  
 Yard: Yes  
 Parking: Yes  
 Foundation: Poured Concrete  
 Lead Paint: No  
 Recreation and Outdoor Deck, Porch  
 Spaces:

Appliances and Other Amenities

Stove: Viking  
 Refrigerator: Subzero  
 Dishwasher: Bosch  
 Washer: Whirlpool  
 Dryer: Whirlpool  
 Tv Service: Cable  
 Amenities: Alarm, Central A/C, Insulation, Irrigation

Taxes and Fees

Assessment Year: 2011  
 Building Assessment: \$1,631,000  
 Land Assessment: \$980,500  
 Total Assessment: \$2,611,500  
 Estimated Taxes: \$9,349

Easements

None known.

Other Comments

None

Condo Fees: \$0  
 Condo Fees Include:



