

Price: \$2,195,000 **Address: 9 Broadway Street and 9 Front Street**

Area: Sconset

Owner: Roby

Type: Single Family *Status:* Available
Map/Parcel: 7313/72 *Lot #:* .
Zoning: R1/SR1 *Lot Size (SF):* 1,786
Deed: 722/049 *Lot Size (A):* 0.0420
Wtr Frontage: None *Plan:*
Water View: Ocean *Water:* Town
Other View: Ocean *Sewer:* Town
Year Built: 1750 *Rooms:* 9
Remodeled: 2004 *Beds/Baths:* 3/2
Furnished: Un-Furnished
Second Dwelling: None



SNUG HARBOR This historic property was built for Tristram Coffin in 1750 and completely renovated in 2004. The house was renovated maintaining much of the original integrity while upgrading to today's modern standards. The property sits in the heart of Historic Sconset Village, has views of the Atlantic ocean and is under 100 yards to the beach. Included in the sale is a separate lot across Front Street with a mature private garden with spectacular views of the Atlantic ocean. Incredible rental history.

Basement: Full finished basement with great additional living area set up as TV room and office, interior and exterior access, workshop, four spacious cedar closets and a wine cellar. Plenty of space for storage.

1st Floor: Open floor plan with doors to outside patio. Modern Siematic kitchen with sub zero fridge and Miele appliances. Master bedroom with ocean views and built ins, two full baths, one with steam shower.

2nd Floor: Two bedrooms, each with private stairway and twin beds. Great ocean views.

Other Structures: Across the shell path is private garden with ocean views.

Building Information

First Floor Bedrooms: 1
Heating: Other
Fireplaces: No
Floors: Wood/Tile
Yard: Yes
Parking: On street
Foundation: Poured
Lead Paint: No
Recreation and Outdoor Spaces: Deck, Garden, Patio

Appliances and Other Amenities

Stove: Miele
Refrigerator: Subzero
Dishwasher: Miele
Washer: Miele
Dryer: Miele
Tv Service: Cable
Amenities: Alarm, Disposal, Insulation, Irrigation, Outdoor Shower

Taxes and Fees

Assessment Year: 2010
Building Assessment: \$396,800
Land Assessment: \$1,271,400
Total Assessment: \$1,668,200
Estimated Taxes: \$6,038

Easements

None. Listing agent is related to the seller.

Other Comments

None

Condo Fees: \$0
Condo Fees Include:



