

Price: \$2,350,000 Address: 12 South Valley Road Area: Shimmo Owner: Ord

Type: Single Family Status: Available
 Map/Parcel: 43/139 Lot #: 21 & 76
 Zoning: LUG1 Lot Size (SF): 68,314
 Deed: 120978 Lot Size (A): 1.5680
 Wtr Frontage: None Plan: 11461-H &
 Water View: Harbor Water: Well
 Other View: Town Sewer: Septic
 Year Built: 1960 Rooms: 7
 Remodeled: Beds/Baths: 3/3
 Furnished: Un-Furnished
 Second Dwelling: Potential



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Oversized elevated lot with Harbor views in the very sought after Shimmo neighborhood. With nearly 4,800 sq. ft. of allowable ground coverage, there is ample room to create a true compound on a quiet and private road. Deeded access to Shimmo Beach.

Basement: Partially finished.

1st Floor: Entry foyer; To the left is the dining room with closets for storage; Beyond is a bedroom with a private bath (shower); Hallway connecting the dining room with the kitchen includes the washer and dryer; To the right of the foyer is the large living room with a gas fireplace, and a door leading out to the patio and backyard; Bedroom off of the living area, with a private bath (tub/shower) and a small office area.

2nd Floor: Large bedroom with a private bath (shower); Wood paneled family room/library with sliding glass doors leading out to the large deck with views of the Harbor.

Building Information

Appliances and Other Amenities

First Floor Bedrooms: 2
 Heating: Gas\FHW
 Fireplaces: Gas
 Floors: Wood
 Yard: Large
 Parking: Yes
 Foundation: Block
 Lead Paint: Unknown
 Recreation and Outdoor Deck
 Spaces:

Stove: Electric
 Refrigerator: Yes
 Dishwasher: Yes
 Washer: Yes
 Dryer: Yes
 Tv Service: Cable
 Amenities: None

Taxes and Fees

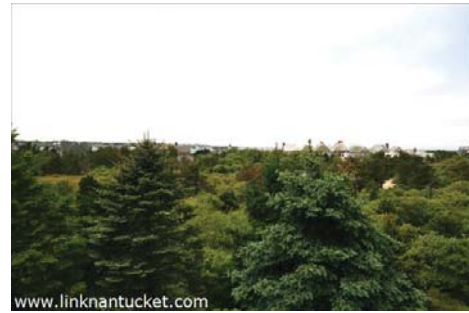
Easements

Assessment Year: 2011
 Building Assessment: \$644,100
 Land Assessment: \$2,217,600
 Total Assessment: \$2,861,700
 Estimated Taxes: \$10,245

Other Comments

None

Condo Fees: \$0
 Condo Fees Include:





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